

**FOR SALE**

**\$1,850,000**

**BUILDING & BUSINESS**



## **ESTABLISHED BUTCHER SHOP WITH POSITIVE CASHFLOW!**

Knutzens Meats is now on the market for sale. This beloved family ran business is ready for a new owner as a turn key investment. All employees know the ropes of the business, and are the glue that hold it together. Off of the busy Court St in Pasco, WA, this business sees lots of customers a day and offer custom cuts/orders, along with what they typically have on hand from suppliers.

**MLS# 276408**

- Turn key butcher shop
- 3 cold storage areas
- Extensive cashflow
- Multi product lines

**FOR SALE**

**\$1,850,000**

**BUILDING & BUSINESS**

**6404 W COURT ST | Pasco, WA.**



FEATURE	DESCRIPTION
Building SF	3,732 total SF with Retail, Processing, and Cold Storage
Cold Storage SF	~ 1,200 SF Cold Storage/ Capacity
Retail SF	~ 1,500 SF Retail, Counter, and Office
Operational Assets	2 smokers, grinders, in-house processing equipment, and more.
Parcel size	.37 Acres, with 20 parking stalls
Market Appeal	Well loved and local, this business has many clients and customers.
The Business	Family owned and operated since 1987.



**DERRICK STRICKER**  
 DESIGNATED BROKER  
 CCIM SIOR

derrick@strickercre.com  
 509.591.9949



**JAZMINE MURILLO**  
 COMMERCIAL BROKER  
 CCIM

jazmine@strickercre.com  
 509.591.9949

