



RESTUARANT & BUSINESS FOR SALE

Appaloosa Restaurant & Business

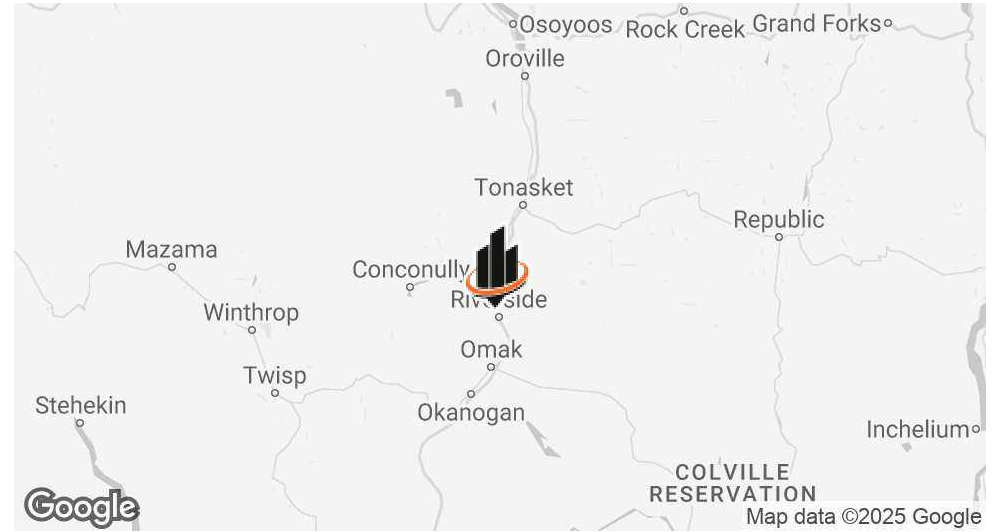
202 2ND STREET
Riverside, WA 98849

PRESENTED BY:

ANDREW KEEF
Associate Advisor
C: 509.628.6678
andrew.keef@svn.com
WA #23007080



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000
BUILDING SIZE:	4,000 SF
LOT SIZE:	0.56 Acres
PRICE / SF:	\$137.50
YEAR BUILT:	1958
YEAR REMODELED:	2005
APN:	2350081300 & 2350081600

PROPERTY OVERVIEW

Restaurant Business & Real Estate For Sale
Turnkey restaurant **including New Roof & New Kitchen Equipment.**

PROPERTY HIGHLIGHTS

- 4,000 SF building
- Turnkey Restaurant Space
- Full Service Kitchen, Bar, Stage, & Outdoor Patio
- Sale includes all equipment & inventory
- Ample parking space
- Sale includes adjacent vacant land parcel

ANDREW KEEF

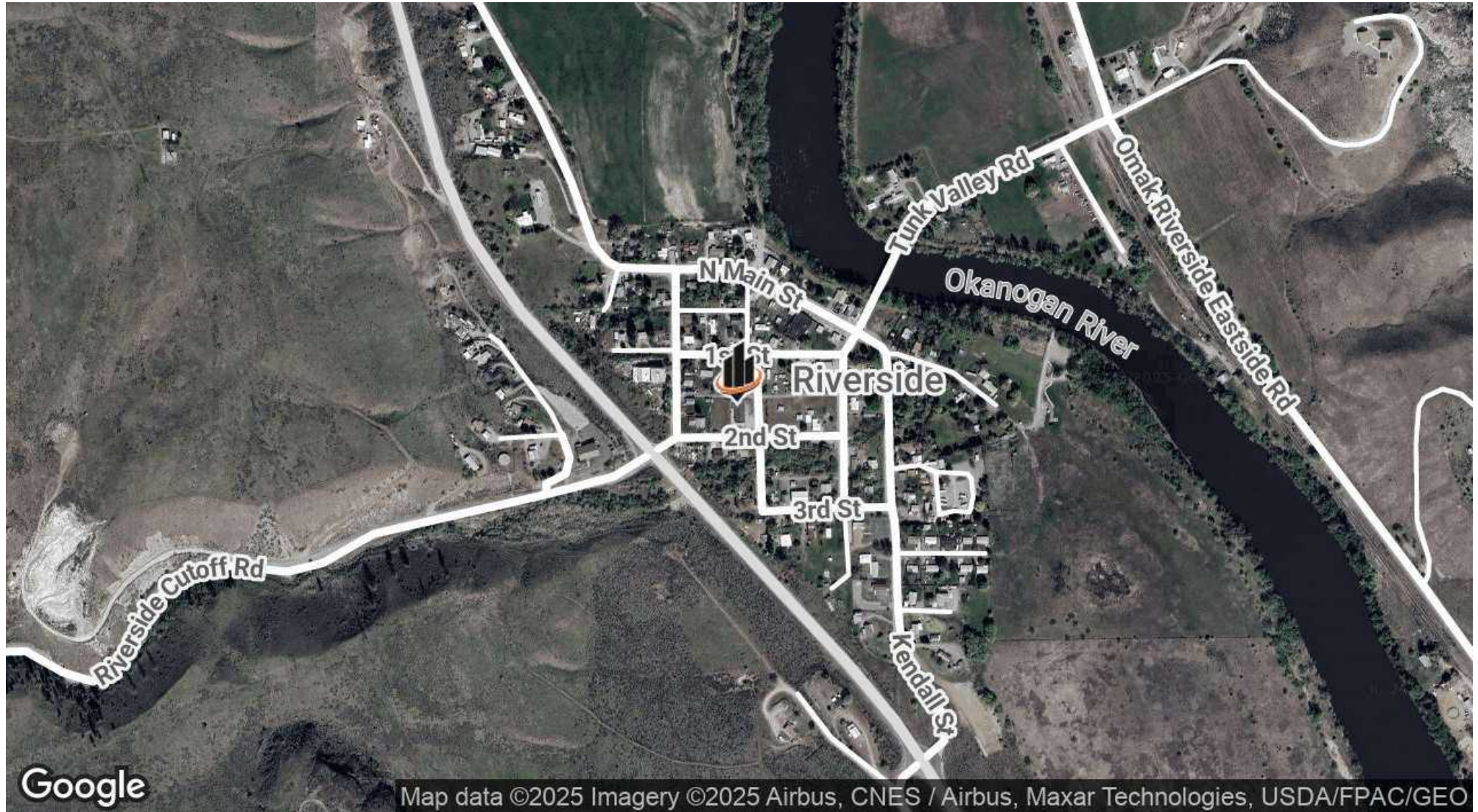
Associate Advisor
C: 509.628.6678
andrew.keef@svn.com
WA #23007080

ADDITIONAL PHOTOS



ANDREW KEEF
Associate Advisor
C: 509.628.6678
andrew.keef@svn.com
WA #23007080

LOCATION MAP



ANDREW KEEF
Associate Advisor
C: 509.628.6678
andrew.keef@svn.com
WA #23007080

DEMOGRAPHICS MAP & REPORT

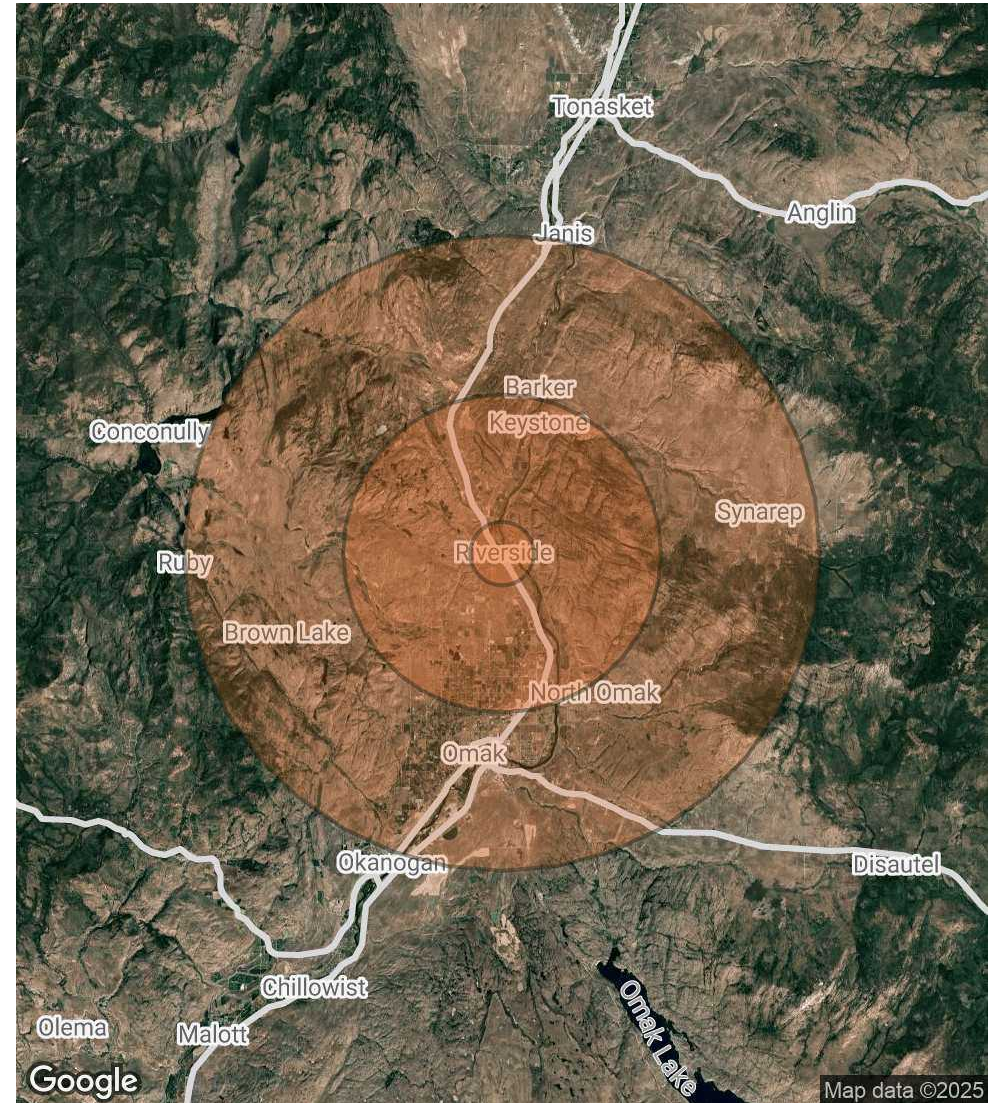
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	359	2,105	11,199
AVERAGE AGE	45	45	43
AVERAGE AGE (MALE)	45	44	42
AVERAGE AGE (FEMALE)	45	45	44

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	152	858	4,544
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$73,539	\$74,001	\$76,268
AVERAGE HOUSE VALUE	\$291,826	\$326,637	\$300,806

Demographics data derived from AlphaMap



ANDREW KEEF

Associate Advisor
 C: 509.628.6678
 andrew.keef@svn.com
 WA #23007080

ADVISOR BIO



ANDREW KEEF

Associate Advisor

andrew.keef@svn.com

Direct: **509.321.2000** | Cell: **509.628.6678**

WA #23007080

PROFESSIONAL BACKGROUND

Andrew Keef is an Associate Advisor with SVN Cornerstone, specializing in Retail sales and leasing. With a background as a Residential & Commercial Moving Consultant in the Greater Spokane area, Andrew has honed a client-focused approach, prioritizing needs and tailoring services accordingly. His client relationship skills have equipped him to provide the best possible support for his clients in the Commercial Real Estate market.

Andrew is a native of Kennewick, WA, and a graduate of Eastern Washington University. He has spent his life enjoying all the Pacific Northwest has to offer. Along with his amazing wife Anne, they welcomed their first son in 2021, who keeps them on their toes. Andrew enjoys spending quality family time at the lake and playing a round of golf with friends.

EDUCATION

Eastern Washington University

SVN | Cornerstone

1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000

ANDREW KEEF

Associate Advisor

C: 509.628.6678

andrew.keef@svn.com

WA #23007080

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

ANDREW KEEF

Associate Advisor

C: 509.628.6678

andrew.keef@svn.com

WA #23007080