

# FOR SALE

MADELEINE'S  
Café & Pâtisserie

## TURNKEY RESTAURANT

415 W Main Avenue | Spokane, WA 99201

**[KIEMLEHAGOOD]**

**ANDY BUTLER, CCIM**

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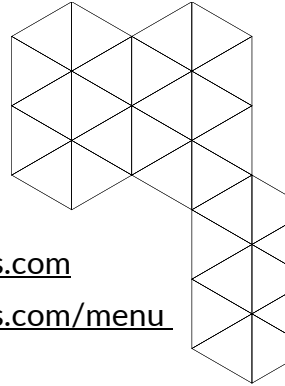


# TURNKEY RESTAURANT FOR SALE

415 W Main Avenue  
Spokane, WA 99201

*Gate Price:* \$365,000

PARCEL NUMBER	35184.3207
ZONING	Downtown Core (DTC)
BUILDING SIZE	±18,656 SF
YEAR BUILT	1906   1975
RESTAURANT SIZE	±2,237 SF
FF&E	Included in Sale
WEBSITE	<a href="https://www.cafemadeleines.com">https://www.cafemadeleines.com</a>
MENU	<a href="https://www.cafemadeleines.com/menu">https://www.cafemadeleines.com/menu</a>



- Established Operation: in business since 2007, the restaurant has occupied the current location since 2014
- Restaurant Size: at + 2,237 SF the space allows for efficient operations and provides an intimate experience for patrons.
- Prime Location: located in the heart of downtown Spokane with strong pedestrian and vehicle traffic.
- High Visibility: excellent exposure for branding, walk-in traffic, and long-term customer engagement.
- Turnkey: inclusive of all FF&E, POS systems, inventory, branding, and recipes.
- Growth Potential: providing an established customer base, the opportunity allows the new owner to reduce upfront costs and generate immediate revenue.











## EST POPULATION 2025

## PROJ. POPULATION 2030

## ADJ. DAYTIME DEMOS

## 2025 AVERAGE HHI

## 2025 MEDIAN HHI

1 MI

### 3 MI

5MI

16,383

116.890

230,909

17,165

117,035

229,028

55,858

115,117

189,194

\$64,825

\$91.141

\$97,630

\$42,374

\$65,718

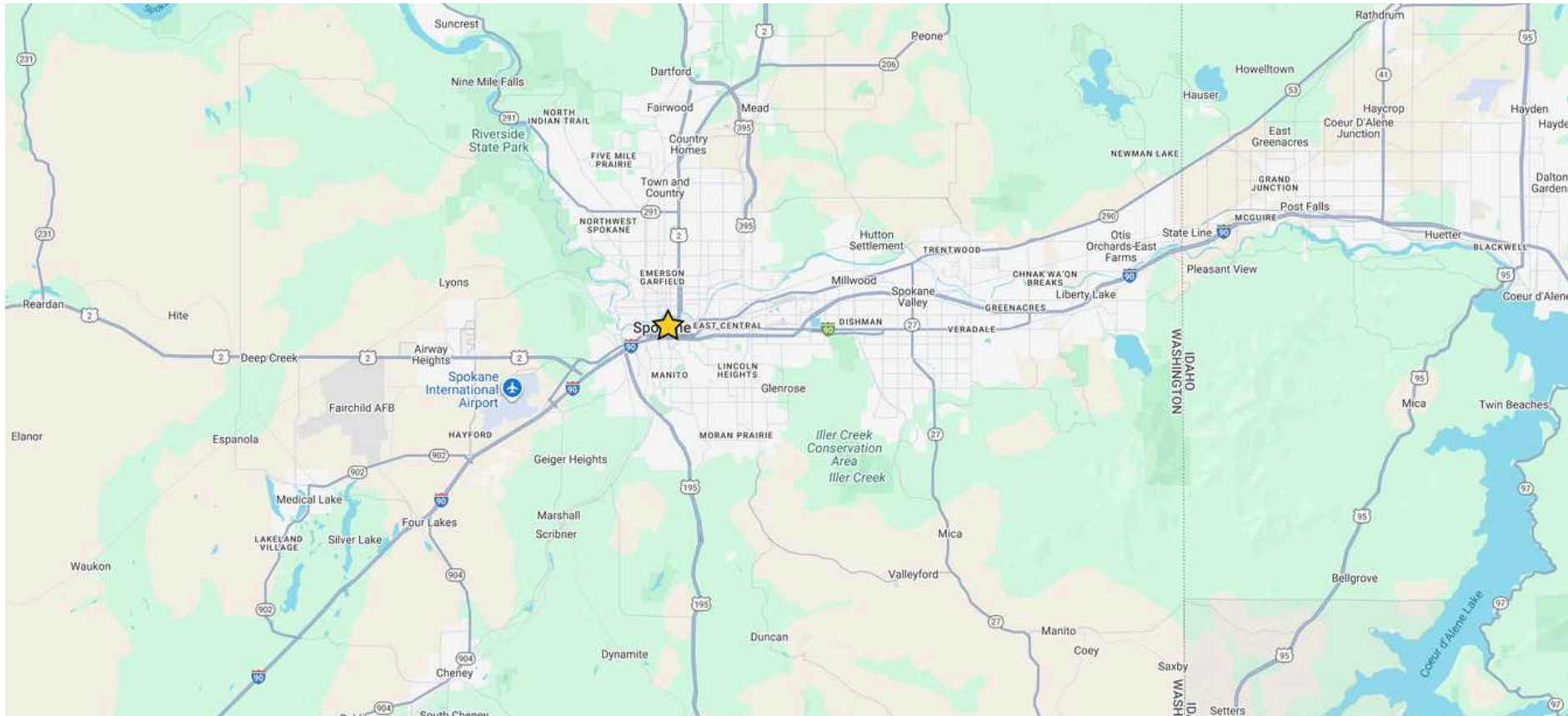
\$72,429



**VIEW LOCATION**



**TURNKEY RESTAURANT FOR SALE**



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