

FOR SALE

**Standalone Restaurant on Development Site
Strategic Corner w/ 55' Height Limit
(Seattle Central District)**



LOCATION:

2605 -2609 E. Cherry St., Seattle, WA 98122

LOT AREA:

7,682 Square Feet (.18 Acres)

BUILDING SIZE:

2,310 SF (Main: 1,170 SF + Lower Apt.: 1,140 SF)

AGE OF BUILDING:

1949 (Remodeled 2022 - Meskel Ethiopian Restaurant)

MAXIMUM CAPACITY:

Currently: 55 Dining Room w/ Beer & Wine License
Potentially: 150 w/ Former Class 'H' Spirits License)

TAX ID PARCELS:

21100-0020 & 121100-0035

ZONING:

NC1-55 (M) (Neighborhood Commercial - 5 Stories)

SALES PRICE:

\$2,450,000 (Cashout)



Mark Peizer

Principal • Broker • MBA

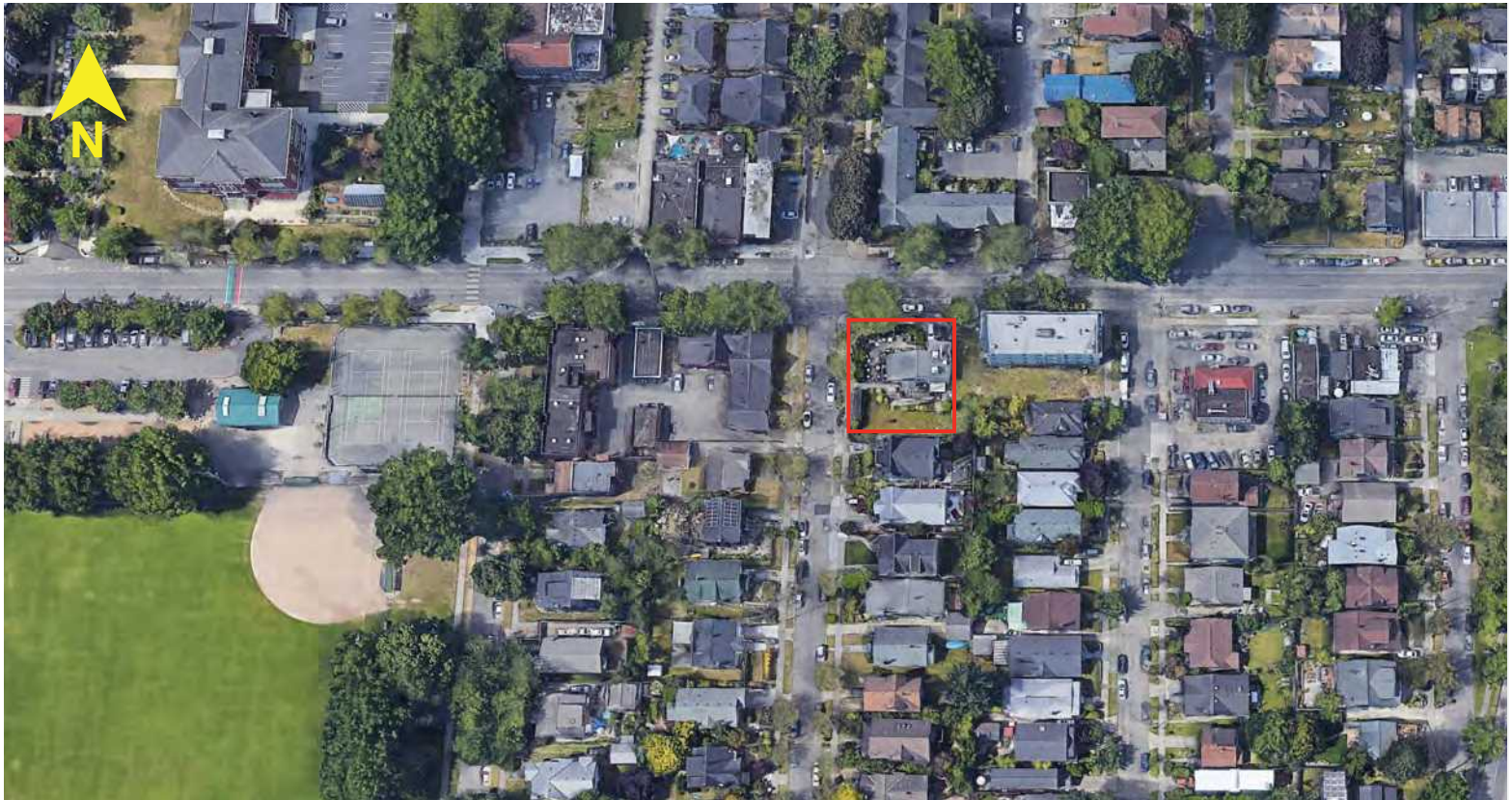
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Peizer Commercial Real Estate

www.peizercommercialrealestate.com

206-909-3314

Strategically located on a corner lot in the heart of the Central District of Seattle, this site boasts a 30-year tradition as the oldest Ethiopian restaurant in the City. The Site is just 3 blocks from Garfield High School and equidistant from major commercial arterials of 23rd Ave. & MLK Jr. Way. Excellent zoning that allows for a mixed-use development of 5 stories (i.e. 40 + apts. or 6-8 townhomes – Buyer to verify). Operate the restaurant w/ Type 1 hood until future development. Many other uses of site including childcare, adult family home, or church/community center. All “F, F & E” remains in building and included in sale.



Future Urban Apartment or Townhouse Development



**Swedish Medical Center
Cherry Hill Campus**



**Garfield High School
Established 1920**