

627 S Columbia Ave

Connell, Washington 99326

Property Overview

MLS 289555 - Located in the heart of downtown Connell, this is a rare opportunity to own a well-established restaurant with a legacy of success. Operating continuously for over 40 years, this beloved, owner-operated establishment has built a loyal customer base and a strong reputation within the community.

The business is available without furniture, fixtures, and equipment (FF&E), offering flexibility for buyers who wish to bring in their own concept and build-out. For those seeking a true turn-key opportunity, the existing FF&E can be included for a purchase price of \$325,000, allowing for immediate operation.

Positioned in a prime downtown location, the property benefits from excellent visibility and easy access for both local patrons and visitors. With decades of proven performance and deep roots in the community, this is a unique chance to take over a well-known establishment and make it your own.

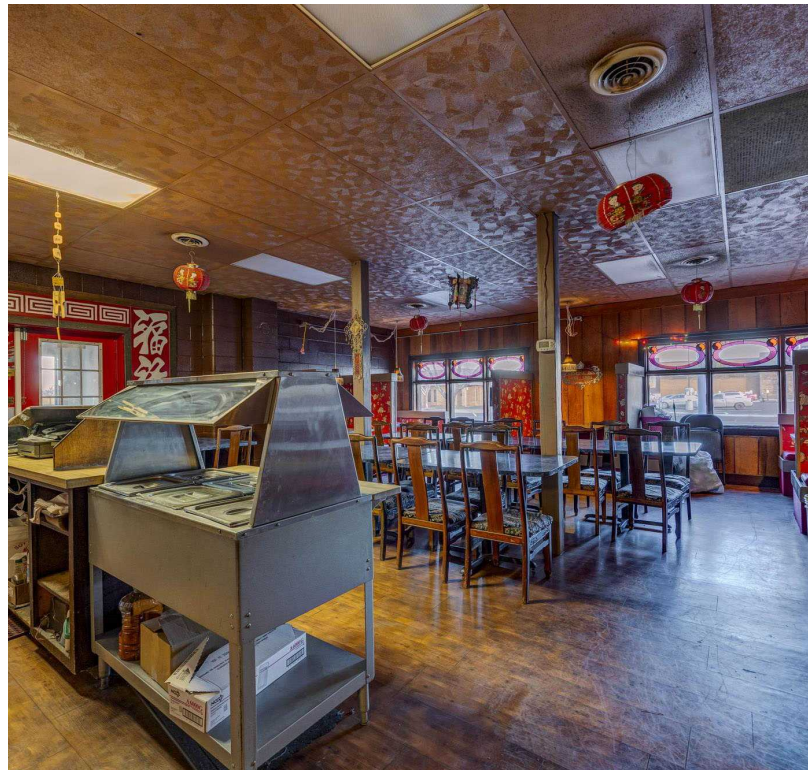
Property Highlights

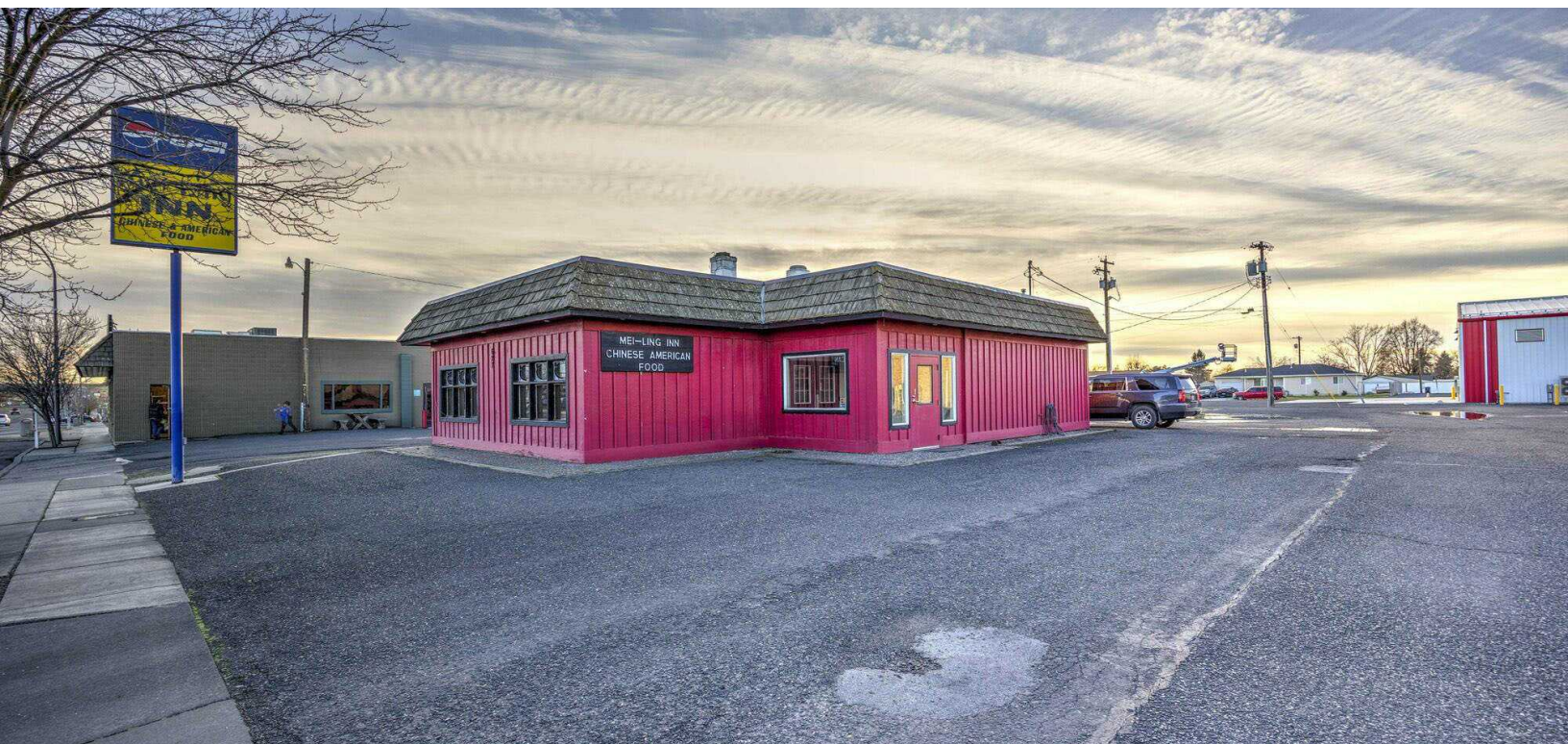
- 1,774 SF building
- Built in 1960
- Zoned CG
- Arterial street location
- Pylon sign
- Turnkey restaurant potential
- Owner retiring
- High traffic area
- Outdoor seating potential

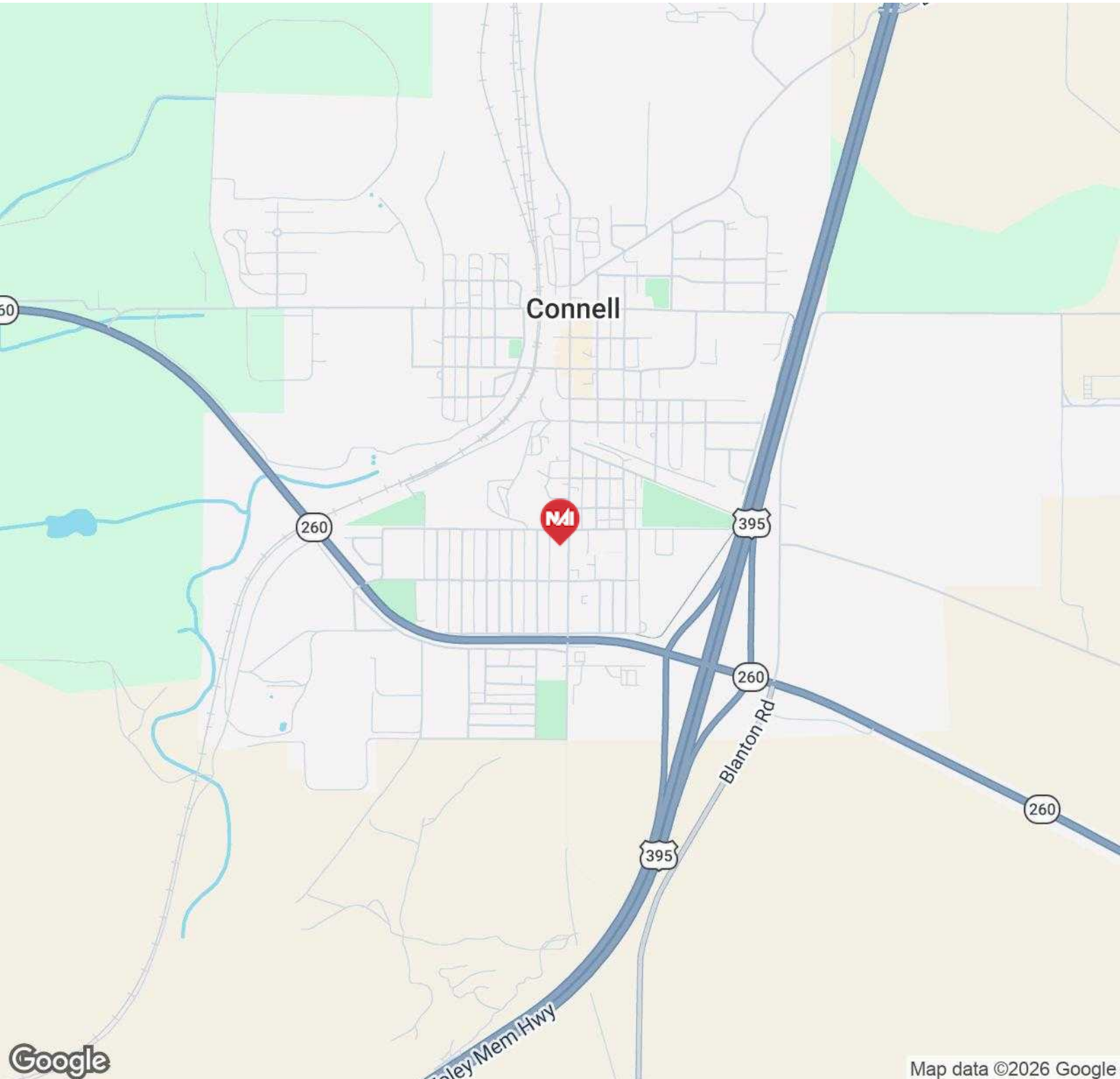
For More Information

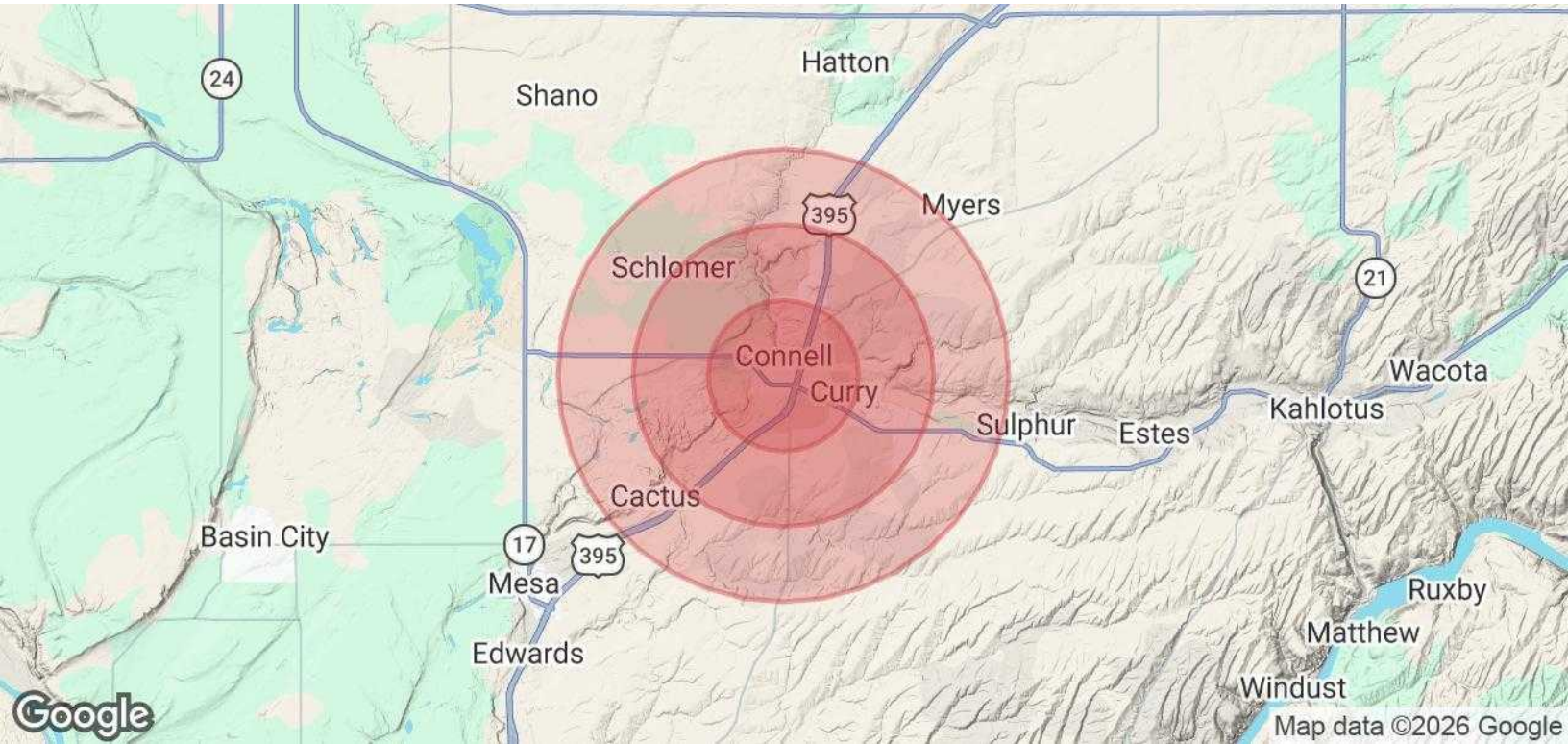
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Population	2 Miles	4 Miles	6 Miles
Total Population	3,317	3,919	4,788
Average Age	33.2	34.1	35.1
Average Age (Male)	29.3	30.8	32.4
Average Age (Female)	34.4	32.6	30.4
Households & Income	2 Miles	4 Miles	6 Miles
Total Households	1,008	1,094	1,195
# of Persons per HH	3.3	3.6	4.0
Average HH Income	\$76,347	\$77,880	\$80,192
Average House Value	\$227,537	\$231,632	\$239,046

2023 American Community Survey (ACS)