

Burdick

SOUTH PARK BREWERY



8520 14th Avenue South Seattle, WA 98108 | \$120,000

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METROPOLIST
COMMERCIAL



Overview

This turn-key hip renovated taproom and bottle shop with great street visibility is a perfect opportunity for a brewer, beer bar, growler fill or cheese monger shop. Located in the heart of up and coming South Park neighborhood, known for it's restaurants, bars and arts. This neighborhood has been experiencing a regenerative boom while maintaining its cool blue collar roots. The build out of this beautiful space and patio was completed in June of this year. Lease rate is amazing!

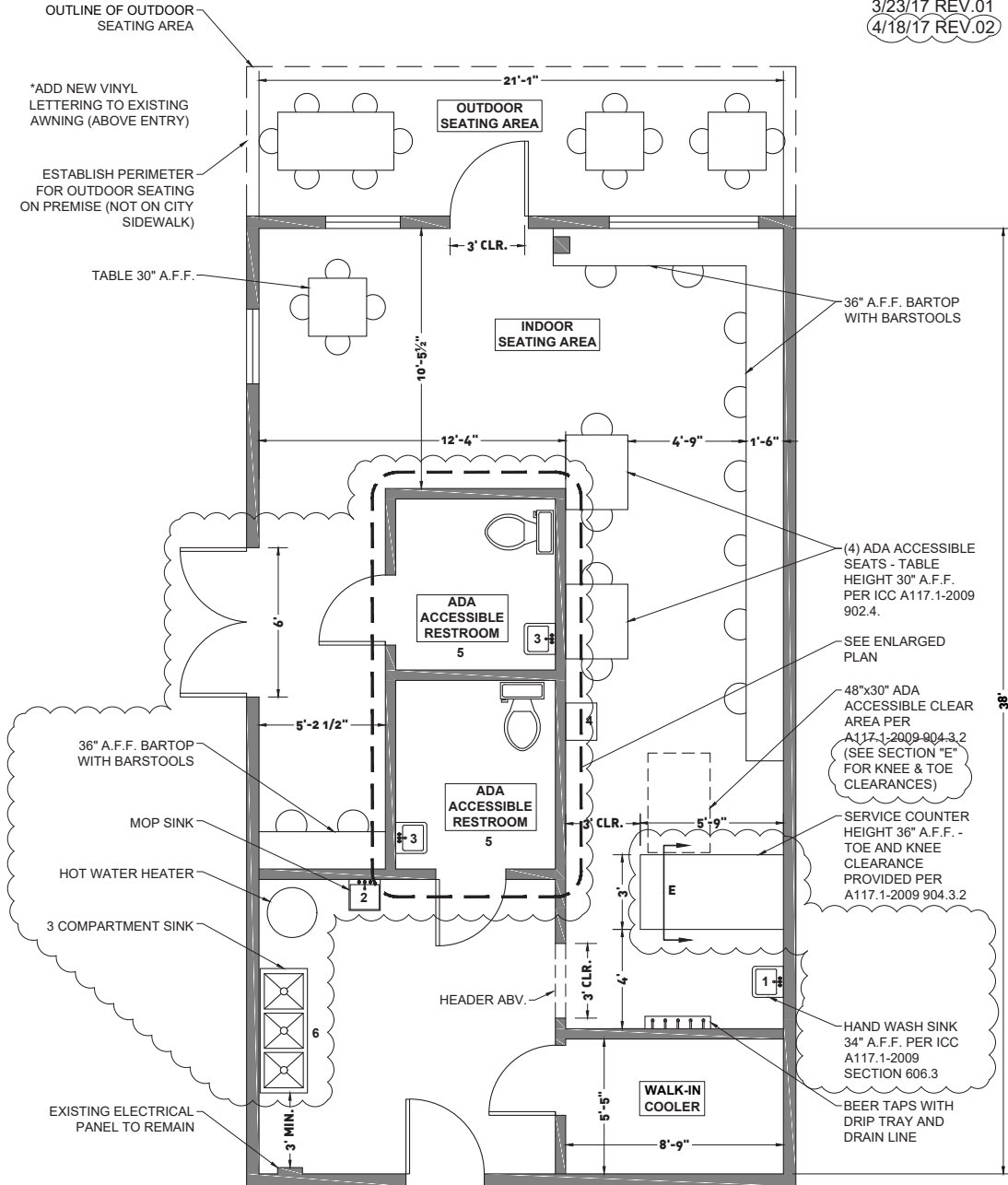
PROJECT INFORMATION

- 8520 14TH AVE S. SEATTLE, WA 98108
- BUILDING OWNER: JOHN JOHNSON
- PROJECT OWNER: JAMES M. LEINBACH
- LEGAL DESCRIPTION: LOT 28, 29, & 30, BLK 49, SOUTH PARK, EXC N 29' OF LT 28 & 29
- KING COUNTY ASSESSOR'S PARCEL #: 7883608714
- OCCUPANCY LOAD = 42 (32 SEATS + 10 STANDING ROOM)

EQUIPMENT LIST

1. 17"x15" REGENCY WALL-MOUNTED HAND SINK WITH GOOSENECK FAUCET
2. FIAT COMMERCIAL UTILITY SINK (TSB100501)
3. RESTROOM SINK (R HEIGHT OF 34" MAX. PER ICC A117.1-2009 606.3)
4. BUS STATION
5. ADA ACCESSIBLE RESTROOM
6. 3 COMPARTMENT SINK

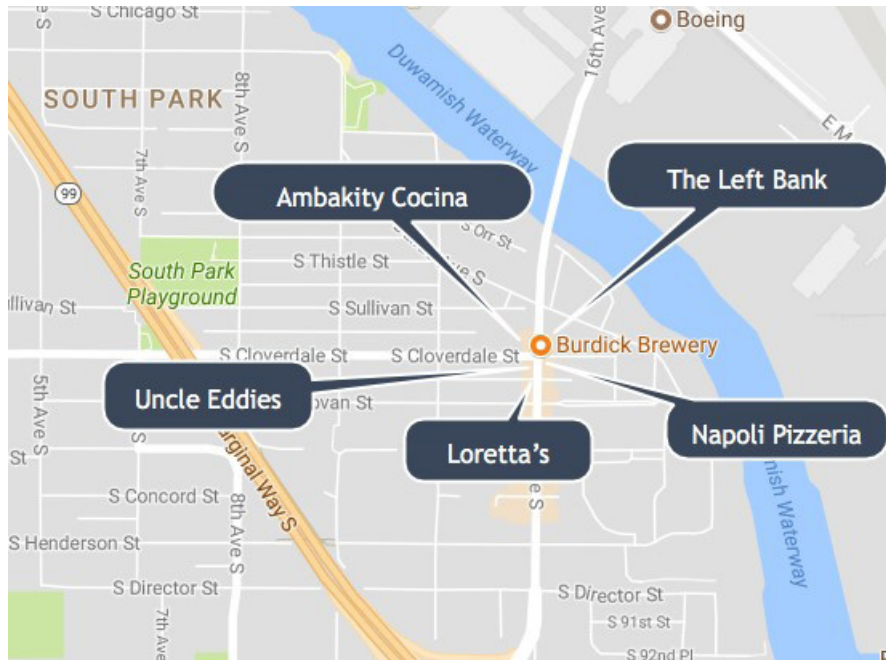
1/20/17
3/23/17 REV.01
4/18/17 REV.02



Basic Site Plan

1/4" = 1'-0"





Highlights

- Great Visibility
- In the Heart of South Park
- Ample off site parking
- Monthly rent \$1,500 NNN incl.
- Lease-able SF 625
- Lease expiration 2022
- Business names and recipes not included
- \$120,000

AVAILABLE	SIZE	RENT	NNN	TOTAL MONTHLY RENT inc NNN
\$120,000	625 SqFt	\$500	\$1,000	\$1,500

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