## TONY'S SPORTS BAR

14417 124th Ave NE Kirkland, WA 98034



### **OFFERING SUMMARY**

Sale Price:	\$4,995,000
Property Type:	Retail
Building Size:	4,500 SF
Land AC:	0.48 AC
Year Built:	2009
Construction:	Masonry
Zoning:	BC 2

FOR SALE

### **PROPERTY OVERVIEW**

This property boasts an impressive frontage of 70 feet on 124th Street, ensuring excellent visibility and exposure to passersby. The parking area effortlessly accommodates over 30 vehicles. The fully built-out kitchen features a 14-foot Type 1 Hood. The building offers a front and side patio, providing a welcoming and attractive outdoor area for customers or guests to enjoy. In the rear of the property, a unique and entertaining feature awaits—a horseshoe pit, creating a recreational space for fun and games.

Other use options: Property could make a great daycare center, specialty grocery store, liquor store, boat or vehicle service repair shop, assisted living facility, church, boutique hotel, or small care center.

#### **PROPERTY HIGHLIGHTS**

- Two upgraded HVAC systems
- Smoke alarm system with laser alarm and fully sprinklered
- Secondary gas lines stubbed out for additional use if needed
- Electrical Panels with a 3 System backup

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TRAFFIC COUNTS	NUMBER OF VEHICLES
NE 144th St/123rd Ave NE	2.9K
124th Ave NE/NE 144th St	13.1K
NE 144th St/124th Ave NE	6.7K



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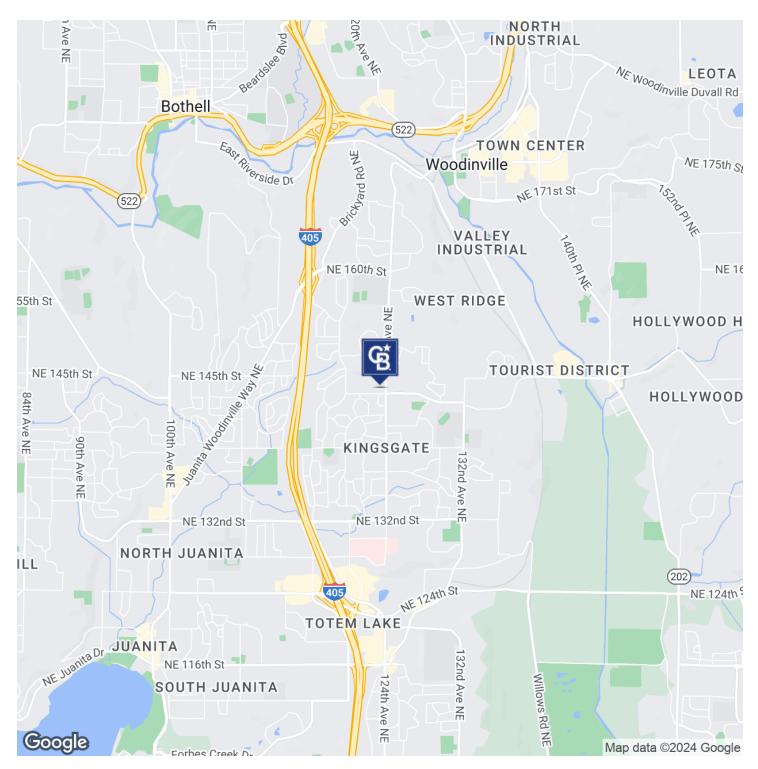


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