



# BUSINESS FOR SALE

WATERSHED CAFE | 221 8TH ST | LEAVENWORTH



# OVERVIEW

A top favorite with locals and tourists alike, Watershed is booked five nights of the week to capacity featuring Farm to Table and seasonally inspired cuisine.



**\$**  
**\$525,000**  
Asking Price

**2,880**  
Square Feet

**\$**  
**\$4,800**  
Monthly Rent

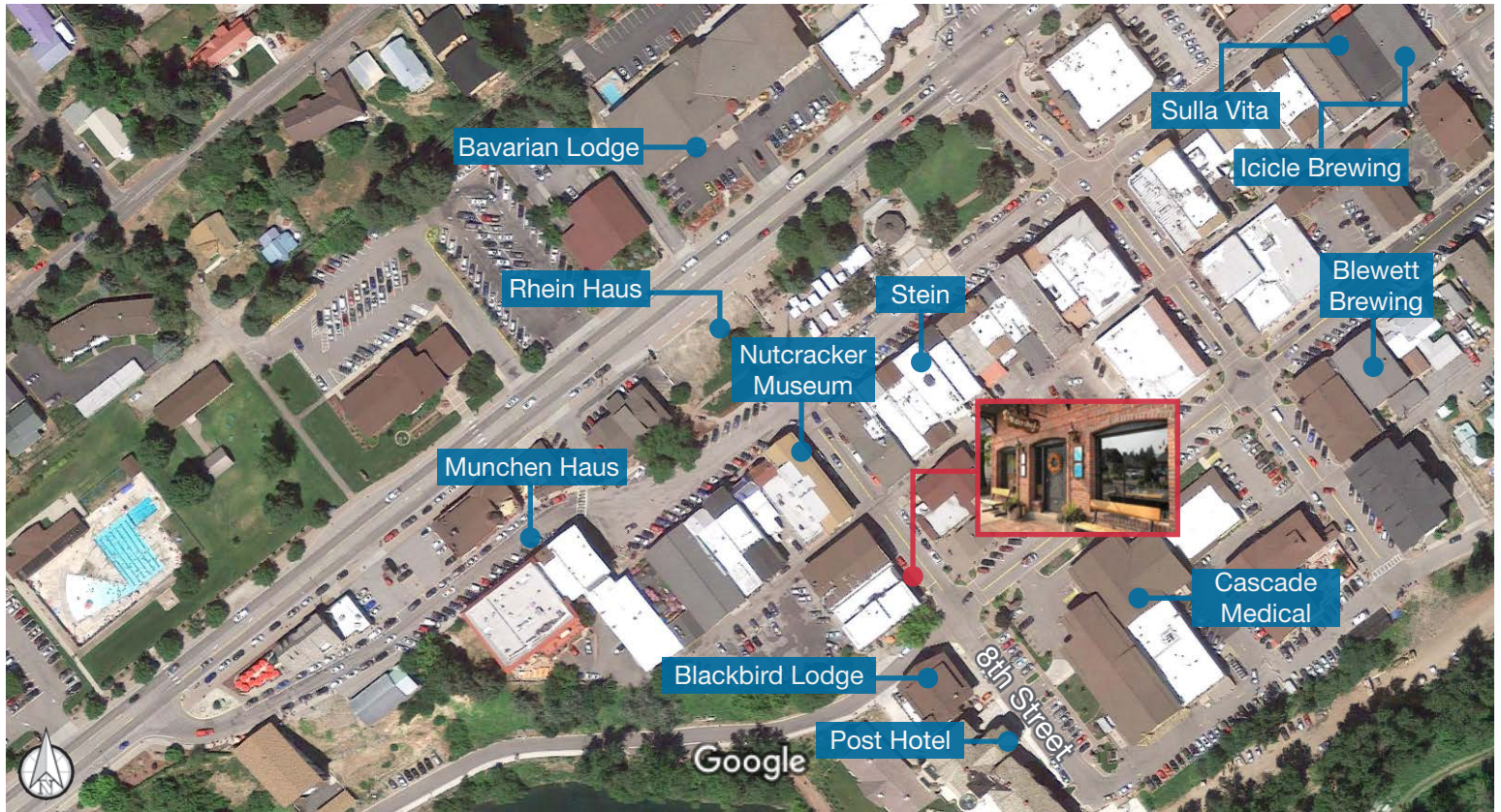
- » Turn-Key Opportunity
- » Seating for 75 + 45
- » Excellent Cash Flow
- » Established trade name included
- » Beautiful build out

- » Great Visibility
- » #1 on Trip Advisor
- » Local and tourist favorite
- » Open kitchen
- » 2 + 5 years on assumable lease

- » Lease extension available
- » Upside opportunities
- » On-site apartment
- » Walker's paradise
- » Street front window line
- » Stunning views



# LOCATION



## Watershed Cafe

221 8th Street  
Leavenworth, WA

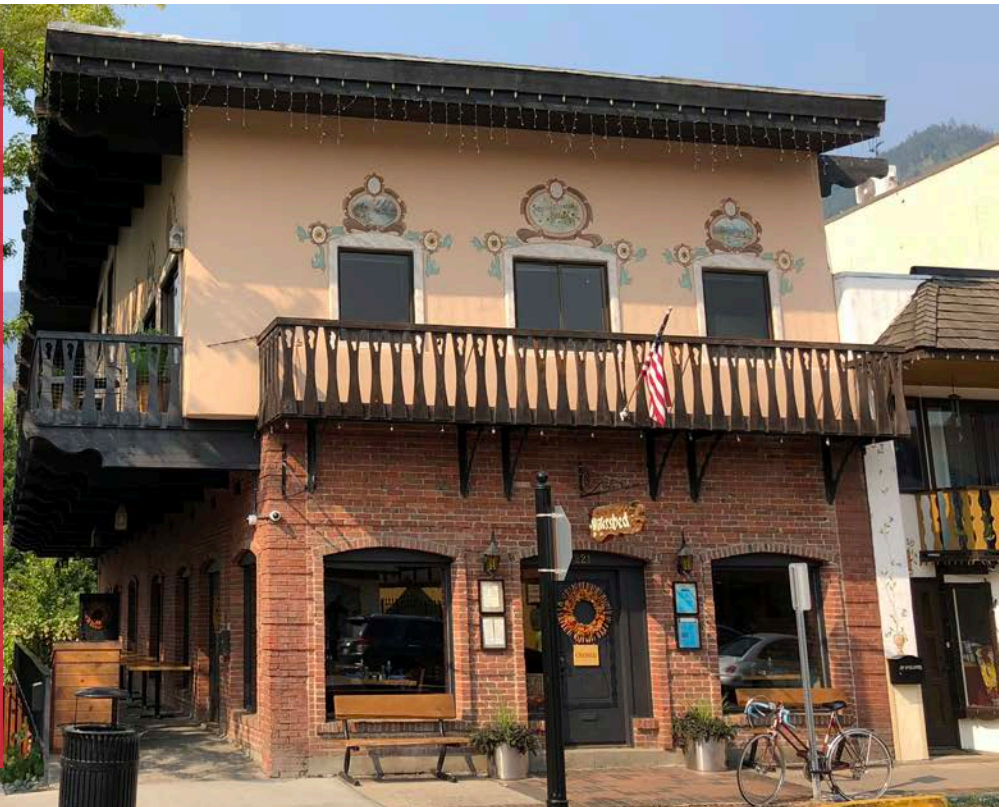
4,483 Residents  
within 3 miles

2MM+ Tourists  
each year


TOP50 Places  
to Live

2 Hours to Seattle 1 Hour to Lake Chelan

22 Unique festivals and  
events each year







For more information  
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Watershed  
restaurant