



924 15TH AVE, LONGVIEW WA 98632

# BUSINESS & BUILDING SALE OPPORTUNITY

BUSINESS + BUILDING

**\$ 950,000**

Plus Inventory

BUILDING SIZE

**SF 5,936**

LOT SIZE

**SF 12,000**



## ABOUT THE PROPERTY

Hop-N-Grape is now being offered for sale for the first time. This iconic restaurant & beer/wine retailer is located on one of Longview's main thoroughfares, that boasts approx. 25,000 VPD. Hop-N-Grape is part Smokehouse Pub with the best pulled pork, brisket, ribs, chicken, turkey & salmon in the area. Part retail that features the best selection in all of Cowlitz County for beer, wine & home brew supplies. This property features a large dining room with an abundance of seating, well laid out retail area, private parking lot & friendly & knowledgeable staff. This is a great opportunity to continue this profitable business and has multiple options to increase revenue. Call today for additional information (*NDA required*) or to schedule your private tour.

## PROPERTY DETAIL



\$938,000  
GROSS SALES  
(2022)



SINCE  
2010



110+ SEATING  
CAPACITY



25,000 VPD  
78 WALK SCORE



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## GET IN TOUCH

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