



BUSINESS & BUILDING PACKAGE SALE

3120 Washington Way
Longview, WA 98632

\$775,000

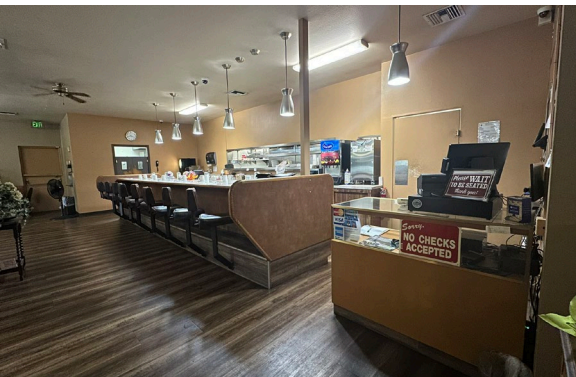


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3120 Washington Way, Longview WA 98632



ABOUT THE PROPERTY

Seize this incredible opportunity to own this premier piece of property and a thriving business. Omelettes and More has been successfully serving Longview for over 40-years! This package deal includes not only the successful business but also the property, equipment, furnishings, and more. This 120-capacity restaurant spans 3,110 SF and is situated on a 19,166 SF lot, featuring a paved 16,000 SF parking area. Located on one of Longview's main thoroughfares, it attracts approx. 25,000 vehicles per day. This is a great opportunity to continue a profitable legacy with great upside and has multiple options to increase revenue. Call today for additional information (NDA required) or to schedule your private tour.



Address

3120 Washington Way, Longview WA 98632



Offering Price
Business Price
Building Price

\$775,000
\$175,000 *(Includes Equipment)*
\$600,000



Price Per SF

\$192.93



Total Land Area

19,166 SF
Parking – 16,000 SF+/-, Recently Paved



Building Size

3,110 SF



Building Info

Built 1977, Updated 2000s, Torch Down Roof,
Concrete Block Exterior, Security Cameras, Backflow
Installed, Built in Walk-In Cooler



Parcel

06238 –13,068 SF
06237 – 6,098 SF

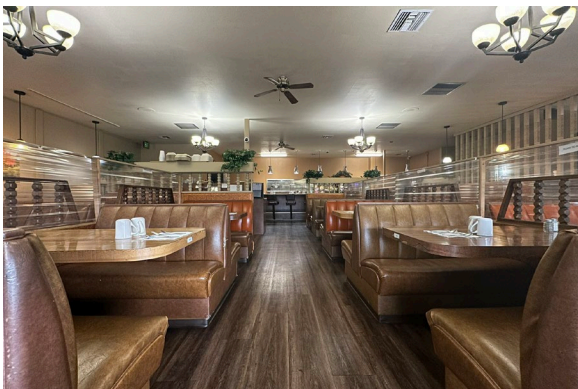


Zoning

NC - Neighborhood Commercial District



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ABOUT THE BUSINESS



Business

Omelettes and More



Gross Sales (2023)

\$881,232 (2023)



Inventory/Month

\$14,000 +/-



Established

1981



Seating Capacity

120 People

Employees

12 Employees



Equipment

Included in the Purchase Price. None Leased. Call/Email for NDA



Hours

Mon-Fri 7:00AM-1:30PM
Sat-Sun 7:00AM-2:00PM




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The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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