



****THIS IS A CONFIDENTIAL SALE****

SPACE AVAILABLE:

APPROX. 2400 SF

PRICE:

\$150,000 (includes FFE) + Inventory

**Branding Name Optional

HIGHLIGHTS:

- Coffee shop serves hand crafted drinks, protein shakes, & made to order food.
- Website, Facebook & locally advertised.
- The business operates out of a 2400 SF building with a drive thru & exterior patio.



Steve Ilse

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

COMPANY HIGHLIGHTS



Coffee shop opened
January 2017.



Coffee shop has a
strong following of
regulars and has a 4.5/5
stars on Google.



Provides take out
orders and caters.



Inventory delivery available
on a daily or weekly basis.



Operates from a
Retail POS system.



2023 Year to Date
Sales Up 22%



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