

11825 - Cafes & Delis

Northern California

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This is a Cozy café with coffee, espresso drinks, pastries, sandwiches, crepes, and a relaxed library-style setting with books. They also host evening events, musical performances, and wine nights (doors ~5:30 PM with performances around 6:30-7:00 PM). It's more than just a coffee stop – locals describe it as a book-lined community hangout that doubles as an intimate live-music venue on certain evenings. Great for afternoon Birthday and Music Recital Parties. Motivated Seller. Purchase Price includes FF&E and inventory including the Piano. All reasonable Offers will be considered.

Charming Cafe with ABC Beer & Wine, Absentee Run**Recast Earnings***(Not Verified By Business Team)*

	12 Months Ended 12/31/2025	12 Months Ended 12/31/2024	12 Months Ended 12/31/2023	12 Months Ended 12/31/2022
Sales	\$195,000	\$246,800	\$219,700	\$215,286
Adjusted Cash Flow	\$52,000	\$83,670	\$33,940	(\$6,825)

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	2	Business, Resale, Health, ABC Beer & Wine
Owners	0	0	
Hours of Operation	Tues to Sun 8am to 1pm - Mon Closed		

Price/Terms**Lease**

Asking Price	\$65,000	Monthly Rent Including NNN	\$6,500
Down Payment	\$65,000	Expires	03/31/2031
Inventory (included)	\$2,000	Option	For 5 years
Real Property Available	No	Size (sq.ft.)	1703
		New Lease Available	Yes

Miscellaneous

Type of Organization	Sole Prop	Training	2 Weeks20 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.