

11825 - Cafes &amp; 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)**Financial Data Not Available****Operations**

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

**Price/Terms****Lease**

|                                |          |                                   |             |
|--------------------------------|----------|-----------------------------------|-------------|
| <i>Asking Price</i>            | \$95,000 | <i>Monthly Rent Including NNN</i> | \$6,500     |
| <i>Down Payment</i>            | \$95,000 | <i>Expires</i>                    | 03/31/2031  |
| <i>Inventory (included)</i>    | \$2,000  | <i>Option</i>                     | For 5 years |
| <i>Real Property Available</i> | No       | <i>Size (sq.ft.)</i>              | 1703        |
|                                |          | <i>New Lease Available</i>        | Yes         |

**Miscellaneous**

|                             |            |                 |                 |
|-----------------------------|------------|-----------------|-----------------|
| <i>Type of Organization</i> | Sole Prop  | <i>Training</i> | 2 Weeks20 Hours |
| <i>Reason for Sale</i>      | 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.*