

SA11830 - Food and Beverage

Northern California - Sacramento

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For sale: This stylish, 3-year-old café offers a turnkey opportunity in a high-traffic area. The sellers are consolidating to focus on their main production hub, offering this location for a new owner to make their own. Following a four-month closure for fire damage repair, the space is fully restored and operational. Perfect for an operator seeking a premium footprint without the startup lag.

Boutique Cafe with beautiful build out**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
Sales	\$231,402	\$304,317	\$283,761
Adjusted Cash Flow	\$1,527	\$48,568	\$39,600

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	3	Business, ABC
Owners	1	0	
Hours of Operation	M-S 8-3pm		

Price/Terms**Lease**

Asking Price	\$120,000	Monthly Rent Including NNN	\$4,949
Down Payment	\$120,000	Expires	March 4, 2028
Inventory (included)	\$0	Option	No
Real Property Available	No	Size (sq.ft.)	1344
		New Lease Available	Yes

Miscellaneous

Type of Organization	LLC	Training	1 Weeks20 Hours
Reason for Sale	Consolidation of locations		

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.