

SA11845 - Food and Beverage

Northern California

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This is a modern, fast-growing dessert franchise built around customizable, chocolate-centric creations and an immersive retail experience. Customers enjoy handcrafted crepes, waffles, and strawberries topped with premium chocolate, fresh fruit, and indulgent add-ons, all designed for visual appeal and repeat visits. With a flexible, build-your-own menu and strong social media appeal, the concept blends high-margin treats with a fun, experiential environment that drives consistent foot traffic and brand loyalty.

### Own a Fast-Growing Chocolate Franchise



### Recast Earnings

(Not Verified By Business Team)

	3 Months Ended	12 Months Ended	12 Months Ended	12 Months Ended
	3/31/2026	12/31/2025	12/31/2024	12/31/2023
<b>Sales</b>	\$176,413	\$948,569	\$450,137	\$270,661
<b>Adjusted Cash Flow</b>	\$56,129	\$119,899	\$40,226	(\$68,071)

### Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	6	N/A
Owners	0	1	
Hours of Operation	S-T 12pm-8pm Fri 12pm-10pm Sat 12pm-10pm		

### Price/Terms

### Lease

Asking Price	\$420,000	Monthly Rent Including NNN	\$5,195
Down Payment	\$420,000	Expires	3/28/2032
Inventory (included)	\$0	Option	For 10 years
Real Property Available	No	Size (sq.ft.)	1172
		New Lease Available	No

### Miscellaneous

Type of Organization	LLC	Training	2 Weeks30 Hours
Reason for Sale	New business opportunity		

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.