

8635 - Food and Beverage

Northern California

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This 3,000 SF Attractively designed Italian restaurant in the East Bay is ready for the next energetic owner to be taken to the next level. Beautiful Wine Bar with amazing high ceiling adds to the ambiance. Owner is the chef, has won many Wine Selection Awards and has many loyal customers from the top Silicon Valley Companies. Owner also teaches cooking classes at the facility. It can also be converted to other acceptable CONCEPTS. Must see to appreciate. Motivated seller.

**Profitable 5 Day Italian Restaurant****Recast Earnings** (Not Verified By Business Team)

	12 Months Ended 12/31/2017
<b>Sales</b>	\$596,196
<b>Adjusted Cash Flow</b>	\$160,412

**Operations**

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	4	Business, Health, Resale, Food Handler, ABC B & W.
Owners	1	1	
<b>Hours of Operation</b>	Mon 5pm-9pm, Tue-Fri 11am -1:30pm & 5pm-9pm, Sat & Sun Closed		

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

<b>Asking Price</b>	\$180,000	<b>Monthly Rent Including NNN</b>	\$8,975
<b>Down Payment</b>	\$180,000	<b>Expires</b>	7/14/2022
<b>Inventory (included)</b>	\$5,000	<b>Option</b>	For 5 years
		<b>Size (sq.ft.)</b>	3000
<b>Real Property Available</b>	No	<b>New Lease Available</b>	No

**Miscellaneous**

<b>Type of Organization</b>	S Corp	<b>Training</b>	2 weeks 25 hours
<b>Reason for Sale</b>	To Pursue New 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.