

# ***ABBINANTE & CO.***

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## **COFFEE SHOP- REMODELED**

Location: **Tucson, Arizona**

### **Financial Information:**

**Asking:** \$100,000

**Gross:** \$250,000

**Cash Flow:** \$30,000

**Furniture, Fixtures & Equipment:** \$80,000

**Inventory:** \$5,000 (included in price)

**Financing:** Seller will accept a \$50,000 down payment from a qualified buyer.

### **Summary Description:**

This recently remodeled 1,425 sq. ft. Coffee Shop is located within a high-end shopping center that is anchored by a national grocery tenant. This center has a friendly and prosperous outdoor food court, which this coffee shop is an integral part. A number of years ago, the Coffee Shop grossed over \$450,000 per annum. In 2007 (9 months) sales are up 25% from 2006. Recently \$100,000 was spent in remodeling this up-scale establishment.

### **General Information:**

**Facilities:** A great 1,425 sq. ft. facility located within a high-end shopping center that is anchored by a major grocery store. This center has a friendly and prosperous outdoor food court, which this coffee shop is an integral part.

**Support/Training:** Seller understands the importance of helping the purchaser, to allow for a smooth transition after the purchase.

**Reason Selling:** Owns another larger unrelated business.

**Year Established:** 1990

**Employees:** 1FT, 5 PT

### **Contact Information:**

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