

SALIENT DATA

Name of Facility # 2000 Café & Bakery
Size in sq. ft. 270 sq. ft. plus enclosed patio seating
No. of Seats: 25+/- to be verified
What year was business started: 2021

Lease Information:

Rate per month. \$ 3750 per month
C.A.M. Included in above amount
Lease Term: 5 year term – goes to September 30, 2026
Option periods: Two 2-year options
Deposit held by Lessor: \$9,187.50

Financing: Treat as clear title.
Sales: Gross sales: \$558,000 for 2024; \$682,842 for 2025
Number of parking stalls: 1 dedicated above ground for owner
Style of cuisine: Coffee; bakery; lunches; soups; quiche
Customer Demographics: Shoppers, residents and visitors to Marda Loop
Type of service: Table Drive through Counter
Hours of operation: 8:30 am – 5 pm; 7 days a week
Number of employees: Owner plus part-time help as needed

General comments: This restaurant is a chef & baker's delight! It has a very strong and loyal customer base. It's a profitable operation and ready for the energy of a new owner. This business, in conjunction with a commercial kitchen, caters to the market demand.

ASKING PRICE: \$159,900

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