

8213 - Cafes & Delis

Northern California - South Bay

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This is a 5 day office deli located near downtown San Jose in a office building with ample free parking and building security. The owner has operated the business since December 2009 and has kept it small and manageable. A new owner could bring in family members and expand the business with a more professional approach to marketing the cafe and expanding the menu. The landlord will not object to outside signage on First Street to bring in additional business. The owner would rather production stay "as is" and not seek additional business.
#8213

FIVE DAY DELI IN SAN JOSE OFFICE BUILDING



Recast Earnings

(Not Verified By Business Team)

	12 Months Ended 12/31/2013	12 Months Ended 12/31/2012
Sales	\$67,453	\$61,098
Adjusted Cash Flow	\$33,389	\$23,924

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	0	Business, BOE, EDD, Health Permit, Food Handler's
Owners	1	0	
Hours of Operation	Mon - Friday 7:00 - 3:00		

Price/Terms

Lease

Asking Price	\$170,000	Monthly Rent Including NNN	\$351
Down Payment	\$170,000	Expires	6/14/17
Inventory (included)	\$1,000	Option	For 5 years
		Size (sq.ft.)	743
Real Property Available	No	New Lease Available	No

Miscellaneous

Type of Organization	Sole Prop	Training	2 Weeks20 Hours
Reason for Sale	Retirement		

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.