

8224 - Cafes & Delis

Northern California - South Bay

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This five day deli is location in a downtown San Jose office building with over 400 employees. The business also provides catering for tenants in the building and some outside customers. The overhead is very low with rent currently at \$466 and PG&E about \$180. The deli is noted for the quality of its sandwiches and salads and is well supported by the building tenants. Sales have declined in the past few years due to the seller's frequent vacations and declining motivation. There hasn't been marketing for catering for quite a while; a more energetic operator could easily increase catering sales. The seller is ready for retirement, but will provide extensive training to insure a smooth transition.

5 DAY DELI IN OFFICE BUILDING



Recast Earnings

(Not Verified By Business Team)

Financial Data Not Available

Operations

<i>Number of Employees</i>	<i>Full Time</i>	<i>Part Time</i>	<i>Licenses Required</i>
<i>Non-Owners</i>	0	1	Health permit, Food handler's, BOE
<i>Owners</i>	1	0	
<i>Hours of Operation</i>	Mon - Fri 7:00 to 3:00		

Price/Terms

Lease

<i>Asking Price</i>	\$59,000	<i>Monthly Rent Including NNN</i>	\$646
<i>Down Payment</i>	\$59,000	<i>Expires</i>	12-14-19
<i>Inventory (included)</i>	\$250	<i>Option</i>	For 5 years
<i>Real Property Available</i>	No	<i>Size (sq.ft.)</i>	442
		<i>New Lease Available</i>	No

Miscellaneous

<i>Type of Organization</i>	Sole Prop	<i>Training</i>	2 Weeks25 Hours
<i>Reason for Sale</i>	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.