



# BUSINESS FOR SALE



## Popular Downtown Coffee Shop and Cafe

Vancouver, BC

### Opportunity

Popular Downtown coffee shop located in the busy Financial District serving quality light meals and coffee. In business for over 25 years with long term lease in place. Newly renovated interior in 2022. Licensed for 49 seats and has permit for 20 patio seats. Operates 5 days a week, 7am to 4pm. This is an ideal opportunity to takeover a turn-key operation.

### Business Details

- ▶ Well established turn key operation with loyal customer base
- ▶ Busy downtown Financial District
- ▶ New office developments close by
- ▶ Revenue in excess of \$2,000 per day
- ▶ Sellers Discretionary Earnings \$200,000
- ▶ Opportunity to extend operating hours into evenings and weekend

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## Business Summary

### Sale Type

Share or Asset sale

### Property

1,640 SF

Lease is \$8,760 per month all-in.

No commercial kitchen or venting.

### Transition

The vendor will provide a suitable transition

### Price

\$425,000

NDA and Purchaser Profile required.

Landlord will require strong credit score.

**NAI**Commercial

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