



# SAINT LOUIS GROUP BUSINESS BROKERS

9300 WATSON ROAD  
ST. LOUIS, MO 63126

MEMBER INTERNATIONAL BUSINESS BROKERS ASSOCIATION

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SAINTLOUISGROUP.COM

**Listing ID:** 2543KK

**Type of Business:**

Breakfast and lunch café.

**Location:**

St. Charles Co.

**Broker Summary:**

PRICE REDUCTION FOR QUICK SALE-- BREAKFAST /LUNCH CAFE LOCATED IN SAINT CHARLES COUNTY NOW ONLY \$79,900.

This breakfast and Lunch café has been serving the local Saint Charles community almost 10 years and seller has priced this to sell fast as he is leaving the country. Rent is great and with being located on major road this fully equipped café is ready for you as it is turn-key. If you are looking for a chance to run your own place with great hours 7am till 2 pm this is the place. Please call Ken Kunkel at 636 346 0293 or our office at 314 842 3802 and ask about ID#2543KK.

**Sales:**

	2016	2015	2014
Gross Sales	\$231,360	\$278,096	\$276,690
Seller Discretionary Earnings	\$36,259	\$37,997	\$33,243

**Operations & Staffing:**

Hours of Operation: 7am till 2pm Tuesday thru Sunday

Owner's Hours: 20

Employees: 2 Full Time, 4 Part Time

**Building:**

Leased: 1400 sq. ft. \$2,600 per month

**Owner Training:**

**Inventory:**

Is valued at cost, at approximately \$3,000

**Fixtures, Furniture & Equipment:**

Is valued by owner at fair market value, at approximately \$45,000

**Price:** plus inventory

THE INFORMATION HEREIN IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY BROKER. BUSINESS IS OFFERED AS AN ASSET PURCHASE. IT WILL BE DELIVERED FREE AND CLEAR OF ALL DEBT. SELLER TO RETAIN RECEIVABLES. ALL OFFERS TO BE ON BROKER'S CONTRACT. CLOSING TO TAKE PLACE AT ESCROW AGENT'S OFFICE.