



SAINT LOUIS GROUP BUSINESS BROKERS

9300 WATSON ROAD
ST. LOUIS, MO 63126

MEMBER INTERNATIONAL BUSINESS BROKERS ASSOCIATION

TELEPHONE: (314) 842-3802
FAX: (314) 842-6450
SAINTLOUISGROUP.COM

Listing ID: 2727KK

Type of Business:

Breakfast and lunch cafe located in West county.

Location:

West County

Broker Summary:

OWNER MOTIVATED AND WANTING TO MOVE--PRICE REDUCTION

WEST COUNTY BREAKFAST AND LUNCH CAFE MAKING \$80,000 YEAR PROFITS

(Have nights off everyday by 3 pm . ARE YOU KIDDING ME !)

This west Saint Louis county breakfast and lunch cafe is a hidden gem making great money for the seller. Last years tax return showed \$80,000 on the bottom line and this year is doing just as good. This 50 seat cafe is located in a very popular strip center with fantastic rent. Rent for this 1700 sq ft cafe is just over \$2,000 a month and in place to the start of 2021. Very loyal customers along with great employees makes this a perfect opportunity for someone wanting their own place and make great money from day one. Please call Ken Kunkel at 636 346 0293 or our office at 314 842 3802 and ask about ID#2727KK.

Sales:

	2017	2016	
Gross Sales	\$267,616	\$278,612	
Seller Discretionary Earnings	\$80,861	\$54,901	

Operations & Staffing:

Hours of Operation: Tuesday thru Sunday 6 am to 2:30 pm

Owner's Hours: 50

Employees: 3 Full Time, 4 Part Time

Building:

Leased: 1700 sq. ft. \$2,100 per month

Owner Training:

yes

Inventory:

Is valued at cost, at approximately \$4,000

Fixtures, Furniture & Equipment:

Is valued by owner at fair market value, at approximately \$60,000

Price: \$164,900 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.