

Listing No: BBF-1133-00113 *May Qualify For Visa* *Worksheet Period(s) 1 2 Available*

Confidential Pictures Available

Category	:	Restaurants	SIC	:	5812
Detail	:	Sandwich Shop	Price	:	350,000
County	:	Miami-Dade	Down	:	350,000
State/Prov	:	Florida	Disc Earn	:	126,385
Country	:	USA	Sales	:	807,703

Seize a prime turnkey opportunity in one of Coral Gables' most sought-after locations. This charming restaurant specializes in a delectable range of fresh offerings, including sandwiches, croissants, soups, and salads. The menu is crafted to highlight quality ingredients and exceptional flavor.

The restaurant features a pedestrian-friendly walkway and ample outdoor seating, perfect for enjoying the vibrant downtown atmosphere. The interior accommodates 20 patrons, while a spacious terrace provides additional seating.

The restaurant offers delivery services through Uber Eats, DoorDash, and Grubhub. A new grease trap is installed, meeting the latest codes.

This beautiful establishment is ready for you to step in and continue its tradition of serving fresh and delicious fare. Don't miss out on this exceptional opportunity!

Reason for Sale	:	Relocation
General Location	:	Coral Gables
Organization Type	:	'LLC' Hours Owner Works: 20
	:	Years Established: 4 Years Owned: 4 Emp FT: 3 Emp PT: 1 Mgrs: 1
Non Compete	:	Miles: 3 Years: 3 Weeks Training: 2 Cost: 0
Operating dys/hrs	:	Sunday-Thursday 09:00-00:00 Friday-Saturday 09:00-03:00
Skills/Licenses	:	N/A
Business is	:	Relocatable: N Home Based: N Franchise: N Lender P/Q: N

	Tax Return	Tax Return	
Year (Cash Flow)	2023 (Y)	2022 (Y)	(N)
Gross Revenue	807,703	752,067	0
Cost of Goods	222,768	158,798	0
Gross Profit	584,935	593,269	0
Expenses	458,550	229,258	0
Net	126,385	364,011	0
Owner Salary	See	See	0
Benefits	Cash	Cash	0
Interest Expense	Flow	Flow	0
Depreciation	Report	Report	0
Other			0
Discretionary Earnings	126,385	364,011	0

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	0	Y*		0	N*
F F & E	0	Y*	Total Assets	50,000	Y*
Leasehold	50,000	Y*			*Included?

Lease/Month: 12491	Square Footage: 1632	Building Type: plaza
Terms and Options:	1 Option 5 Years	Expiration Date: 9/1/2035

Loan/Assumable	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Seller	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Other	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00

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sophie

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