

Category	: Restaurants	SIC	: 5812	
Detail	: Donut Shop	Price	: 259,000	
County	: Palm Beach	Down	: 259,000	
State/Prov	: Florida	Disc Earn	: 100,000	
Country	: USA	Sales	: 240,000	

Rare opportunity to acquire a turnkey donut and coffee shop located on highly traveled.

This well-established location benefits from excellent visibility, convenient access, and strong daily traffic, making it an ideal business for an owner-operator or an investor looking to expand within the food service industry.

The business operates from an attractive retail space of approximately **569 square feet**, providing an efficient layout with relatively low occupancy costs compared to many South Florida restaurant locations. The current lease extends through **March 2028**, offering stability for the new owner.

The shop specializes in freshly made donuts, coffee, beverages, and complementary food items, serving both local residents and commuters throughout the day.

This opportunity is particularly well suited for:

- Owner-operators
- Experienced restaurant operators
- Coffee & bakery entrepreneurs
- Family-owned businesses
- E-2 Visa investors

The current owner is willing to provide a smooth transition to ensure business continuity.

Detailed financial information will be provided to qualified buyers after execution of a Non-Disclosure Agreement (NDA).

Reason for Sale	: New Venture
General Location	: Palm Beach County
Organization Type	: Corp 'C' Hours Owner Works: 50
	: Years Established: 1 Years Owned: 2 Emp FT: 0 Emp PT: 0 Mgrs: 0
Non Compete	: Miles: 5 Years: 3 Weeks Training: 2 Cost: 0
Operating dys/hrs	: 7/7 - 6 AM to 3 PM
Skills/Licenses	: ServSafe
Business is	: Relocatable: N Home Based: N Franchise: N Lender P/Q: N

Data Source	Owner Estimate		
Year (Cash Flow)	2026 (N)	(N)	(N)
Gross Revenue	240,000	0	0
Cost of Goods	85,000	0	0
Gross Profit	155,000	0	0
Expenses	55,000	0	0
Net	100,000	0	0
Owner Salary	0	0	0
Benefits	0	0	0
Interest Expense	0	0	0
Depreciation	0	0	0
Other	0	0	0
Discretionary Earnings	100,000	0	0

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	1,500	Y*		0	N*
F F & E	5,000	Y*	Total Assets	6,500	Y*
Leasehold	0	N*	*Included?		

Lease/Month:	2705	Square Footage:	569	Building Type:	plaza
Terms and Options:				Expiration Date:	3/31/2028

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

SOPHIE CHATONET
ASSOCIATE
THE KEYES COMPANY
2121 SW 3RD AVE
MIAMI, FLORIDA 33129
USA

Office: (561) 405-4960
Agent Direct:
Fax:
Cell: (772) 333-5024
Email: info@floridabusinessesbroker.com
Home Page: www.keyes.com

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sophie

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