

Category	: Restaurants	SIC	: 5812
Detail	: Cafe Type Eatery	Price	: 160,000
County	: Broward	Down	: 160,000
State/Prov	: Florida	Disc Earn	: 96,000
Country	: USA	Sales	: 280,000

Charming Turnkey Bakery Café – Southern Florida

Great opportunity to acquire a well-established *Bakery Café* ideally located in a vibrant and desirable area of South Florida. This cozy 926 sq.ft. location also offers a lovely outdoor terrace, perfect for year-round enjoyment.

In operation for over 3 years with steady growth and a loyal customer base
Monthly rent: \$4,000 including CAM
Lease term: 7 years remaining
Well-maintained, fully equipped, and ready for a smooth transition

This business is **ideal for a couple or hands-on owner-operator** looking to enjoy the Florida lifestyle while running a profitable and community-focused operation. The café is known for its warm atmosphere and quality offerings, and it fits perfectly into a balanced lifestyle.

The brand name is part of a **network of three additional locations**, which offers a significant marketing and visibility advantage. While not a franchise, the brand recognition is strong, and keeping the name would be a strategic asset for the buyer.

Visa E2 investor-friendly

This is a **rare turnkey opportunity** in a sought-after market. Clean financials available upon signing NDA.

Reason for Sale	: New Venture
General Location	: Broward County
Organization Type	: 'LLC' Hours Owner Works: 0
	: Years Established: 4 Years Owned: 4 Emp FT: 2 Emp PT: 1 Mgrs: 0
Non Compete	: Miles: 0 Years: 0 Weeks Training: 2 Cost: 0
Operating dys/hrs	: Tuesday to Sunday - 7AM-3:30 PM
Skills/Licenses	: Management skills
Business is	: Relocatable: N Home Based: N Franchise: N Lender P/Q: N

Data Source	P/L Statement	Trailing 12 Mos	Trailing 12 Mos
Year (Cash Flow)	2025 (N)	2024 (N)	2023 (N)
Gross Revenue	280,000	261,130	243,950
Cost of Goods	84,000	78,339	73,185
Gross Profit	196,000	182,791	170,765
Expenses	100,000	95,000	90,000
Net	96,000	87,791	80,765
Owner Salary	0	0	0
Benefits	0	0	0
Interest Expense	0	0	0
Depreciation	0	0	0
Other	0	0	0
Discretionary Earnings	96,000	87,791	80,765

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	1,500	Y*		0	N*
F F & E	10,000	Y*	Total Assets	11,500	Y*
Leasehold	0	N*			
				*Included?	

Lease/Month:	2700	Square Footage:	926	Building Type:	
Terms and Options:		Expiration Date:		2/29/2032	

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:

sophiechatonet@keyes.com

Home Page:

www.keyes.com

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sophie

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