

Listing No: BBF-1133-00141 **May Qualify For Visa**

Category	: Restaurants	SIC	: 5812	
Detail	: Gourmet Dining	Price	: 625,000	
County	: Broward	Down	: 625,000	
State/Prov	: Florida	Disc Earn	: 208,964	
Country	: USA	Sales	: 563,071	

French Restaurant – Broward County

Exceptional French restaurant with over a decade of history and an outstanding reputation. Recognized as *Best Restaurant in Florida* for three consecutive years (2023, 2024, 2025) in the category french restaurant, this establishment combines elegance, authenticity, and profitability.

Located in a prime area of Broward County, the restaurant offers a warm and refined dining experience with **32 seats indoors** and an inviting outdoor terrace.

It holds a **beer & wine license**, and all signature recipes will remain with the sale. The space is tastefully designed, and the kitchen is fully equipped to support a high-end culinary operation.

The business benefits from a loyal customer base of several thousand contacts and enjoys excellent visibility in the local market. An experienced team is already in place, ensuring smooth operations for a new owner.

This is an ideal opportunity for:

- Investors seeking a turnkey operation with a strong team and chef already in place.
- Couples or professionals in the restaurant industry who wish to take over and maximize margins.

A rare chance to acquire an award-winning, fully operational restaurant with a proven track record of excellence.

Reason for Sale	: Moving
General Location	: Broward County
Organization Type	: 'LLC' Hours Owner Works: 40
	: Years Established: 10 Years Owned: 3 Emp FT: 0 Emp PT: 4 Mgrs: 0
Non Compete	: Miles: 25 Years: 5 Weeks Training: 2 Cost: 0
Operating dys/hrs	: Lunch Sat to Sun 12 to 2:30 pm Dinner Tue to Sun 5 to 8:30pm
Skills/Licenses	: ServSafe Certificate
Business is	: Relocatable: N Home Based: N Franchise: N Lender P/Q: N

Data Source	Tax Return	Tax Return	Tax Return
Year (Cash Flow)	2024 (N)	2023 (N)	2022 (N)
Gross Revenue	563,071	517,567	360,413
Cost of Goods	141,125	158,123	80,393
Gross Profit	421,946	359,444	280,020
Expenses	231,957	254,748	257,051
Net	189,989	104,696	22,969
Owner Salary	0	0	0
Benefits	0	0	0
Interest Expense	0	0	0
Depreciation	0	0	0
Other	18,975	24,099	17,103
Discretionary Earnings	208,964	128,795	40,072

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	5,000	N*		0	N*
F F & E	61,000	Y*	Total Assets	61,000	Y*
Leasehold	0	N*	*Included?		

Lease/Month:	4200	Square Footage:	1265	Building Type:	
Terms and Options:				Expiration Date:	4/30/2028

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