



Mountain Resort Coffeehouse & Café with Liquor

- + Popular local community and resort market**
5 years of excellent reviews 4.5*/5*
- + Hand-Crafted Coffee and Café Menu**
Great selection of made to order items, wide variety
- + Liquor License in place!**
- + Indoor & Outdoor Seating along recreation path!**
- + Long Term Lease in Place, Very Affordable (5% of Rev.)**
Flexible lease with Exclusivity of coffee, liquor, market.
Very nice leasehold improvements, room for growth!

Business Synopsis

Asking Price (incl. Inv. & FFE):	\$ 110,000
Seller Discretionary Earnings (Est.):	\$ 35,000
FFE: Kitchen, Dining, Computer	\$ 21,000
Inventory (Included):	\$ 1,500

Office Synopsis

Base-Lease Rate:	\$10/sf Gross LeaseXP
Location:	Colorado Mountain Resort
Lease:	5yr Base + Options
Indoor/Outdoor Seating	Yes/Seasonal.

Executive Summary:

Popular Coffee House and Café with locals and visitors. This Café features hand-crafted coffee, fresh made pastries and sandwich/café food offerings. They also have a liquor-license! Well established in this resort market, the business has hundreds of strong reviews in their five-years of operation. Café leases 1,350sf with large kitchen and indoor seating that includes very nice improvements, large windows and natural light. Outdoor seating under covered patio alongside aspen trees, near recreation path. Excellent opportunity for owner-operator or multi-location operator. A fitting mix of espresso, coffee, kitchen, refrigeration equipment is included in the sale that are well cared for and maintained - along with all other FFE, computers, tradename and website. This business sale will need to be financed between the Buyer and Seller - Purchaser should bring ample financial resources for large down-payment and working capital. Business generates a smooth year-round revenue from local community and tourism visitation.

The Buyer will be asked to sign a Confidentiality Agreement and reflect financial resources in advance of sharing the business identity, website and sharing of financial reports and asset list. This is a great opportunity for a new/young entrepreneur to enjoy business ownership and expand upon their management and food-service skills. Sellers will provide two-weeks of training, along with the existing employee team.

This is a fun, energetic and creative business in a thriving resort community!

Detailed financial & operational information with photos are available.

Contact Mountain Ghost to provide indication of buyer qualifications and execute a Confidential Disclosure.

Thom Beckett at (970) 485.9488 or via email at MtnGhost04@yahoo.com

The information contained has been furnished by the Seller, as evidenced by a Broker Agreement and Questionnaire. Accordingly, M.G. makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a fiduciary agent of Seller and does not represent Purchaser in the sale of this business. Information contained herein, and the notice of this Business-Sale, are Confidential.

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