



**Business Opportunity:**  
**Cowbella Ranch Café**  
**2116 Main St.**  
**Julian, Ca**

BY BROKER APPOINTMENT

**Description:**

**Cowbella Ranch Café is located high in the mountains of the picturesque town of Julian. They are in the center of town on a main street surrounded by many local shops and tourist attractions. Julian is known for their Apple Orchards and attracts many out of town visitors every year. Cowbella Ranch Café came in 2<sup>nd</sup> for their signature Apple Burger in “The Taste of Julian” contest. This is a great opportunity to be your own boss and become part of this thriving community. All recipes are included in the sale. Please call broker to get more details on this property.**

**Fast Facts:**

**Purchase Price:** \$85,000

**Use:** Café (Lunch Only)

**Size:** 506 Sq Ft

**Rent:** \$1,153

**Lease:** 3 Year

**Gross Sales:** NA

**Net Cash Flow:** NA

**Employees:** Summer 2 Season 3 (Sept.-Jan.)

**Years in Business:** 7

**Hours of Operation:** Lunch Hours Vary by Season

**Reason for Sale:** Other Business Venture



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**This information, while not guaranteed, has been obtained from sources deemed reliable. Buyer must verify the information and bears all risks for any inaccuracies. DRE #01366091**