



### **Fast Facts:**

**Purchase Price:** \$105,000  
**Use:** Coffee House & Bistro  
**Size:** 1,440 Sq Ft  
**Rent:** \$4,100 Gross  
**Lease:** 2 ½ Years w/ 2- 5 Year Options  
**Gross Sales:** \$350,000  
**Net Cash Flow:** NA  
**Employees:** 8  
**Years in Business:** 10  
**Hours of Operation:** 5:30AM-8PM weekend 10PM  
**Reason for Sale:** Other Business Interest

### **Business Opportunity:** **Just Java Coffee & Bistro “Fifty& Jeff”** **49990 Jefferson** **Indio, Ca 92201**

BY BROKER APPOINTMENT

#### **Description:**

Great coffee house and bistro in fabulous corner location in busy shopping center. Just Java serves a wide variety of delicious coffee blends from all over the world and are always looking for new blends for their customers to enjoy. Hot & cold coffee creations are available for you to enjoy and don't miss trying one of their fruit smoothies! Get your pick of their fresh baked goods, cookies and deserts. This is a perfect place to sit and read, watch the news on their large screen T.V. or sit outside on their inviting patio. This location now has a Bistro “Fifty & Jeff” that serves food all day long. Some of their specialties are Tapas, Pork Shank, Salmon Filet served over Wild Rice and of course a Wine list with many fine wines to choose from also serving beer. A perfect complement to “Just Java”. Please call broker for more details on this property.



000092710 -102811

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