



***Business Opportunity:***

***Karen s Café***

***77-682 Springfield Suite L***

***Palm Desert, CA 92260***

***BY BROKER APPOINTMENT***

***Description:***

***Great little café in a business park with many industrial parks and businesses near by. Serving breakfast and lunch daily with delivery service.***

***Fast Facts:***

***Purchase Price:*** \$149,000

***Use:*** Cafe

***Size:*** 1100 Sq Ft

***Rent:*** \$1604 Gross

***Lease:*** 1 year

***Gross Sales:*** \$250,000

***Net Cash Flow:*** 60,000

***Employees:*** 4 Pt

***Years in Business:*** 20 yrs/ 3 with current owner

***Hours of Operation:*** 6:30 – 3 M-F

***Reason for Sale:*** Personal

***General:*** Seating 38 plus delivery business

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