

BETTER THAN STARBUCKS, CHEAPER THAN DUNKIN!

COFFEE & BAGELS



Deal of The Day for Gloucester Area Coffee House/Café. Selling for only \$40K.. Seller has a much bigger business elsewhere that requires IMMEDIATE attention. Sales are averaging \$6,500 per week. Nice build out and excellent reputation. Located in busy downtown Cape Ann area with plenty of tourists and regulars. Parking lot nearby...walk to downtown.



SELLING PRICE: \$40K all cash.

Lease: *CHEAP* \$2,300/mo.(includes NNN charges) 5yrs + 5yr. option or more

NO. OF SEATS: 40 seats

SQUARE FOOTAGE: 1650 sf. One Handicapped Bathroom.