

FOR LEASE



\$120,000

COFFEE SHOP IN RIDGEWOOD FOR SALE

FRESH POND ROAD LOCATION. HEAVY FOOT TRAFFIC

WERBAREALTY.COM

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WERBA 

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Ridgewood NY 11385

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POPULAR COFFEE SHOP FOR SALE!

Busy, vibrant Coffee Shop for sale with all equipment, tables, chairs, supplies, etc. Street level shop is approx. 655 sq. ft., with additional 400 sq. ft of storage space in the basement included in the lease. The location can't be beat, right off the corner of Fresh Pond Road and only 2 blocks to the M train, tons of foot traffic all day long. Total annual income is approx. \$424,000, annual expenses are approx. \$176,540. This is a great location for any type of business.

PROPERTY CHARACTERISTICS

Appearance: Great

COMMERCIAL & BUSINESS

Type Of Sale/Rental: Business

Business Notes: Busy, vibrant Coffee Shop for sale with all equipment, tables, chairs, supplies, etc. Street level shop is approx. 655 sq. ft., with additional 400 sq. ft of storage space in the basement included in the lease. The location can't be beat, right off the corner of Fresh Pond Road and only 2 blocks to the M train, tons of foot traffic all day long. Total annual income is approx. \$424,000, annual expenses are approx. \$176,540. This is a great location for any type of business.

Inventory:

- Coffee Grinder
- Espresso Grinder
- Drip Coffee Machine (3yrs)
- Oven (4yrs)
- Toaster (5yrs)
- Grinder (4yrs)
- Sink
- Ice Maker Machine (2yrs)
- Dishwasher
- 2* Refrigerator:
- Undercounter Refrigerator (3yrs)
- Whirlpool Refrigerator (3months)
- Cake Refrigerator
- Countertop Refrigerator (3yrs)
- All Tables & Chairs (Indoor & Outdoor) (5yrs)
- Spot Light
- 3 Tv's
- Remaining Inventory Upon Sale

INCOME

Income Description: Annual Income: \$424,482

Annual Expenses:

\$176,540

Net Income:

Net Operating Income:

\$247,942.00

EXPENSES

Annual Expenses: \$176,540

Expense Description: **Annual Expenses**

Rent: \$34,130

Fuel: \$12,646

Supplies: \$121,450

Carting: \$2,373

Internet: \$1,296

Taxes: \$4,645