



**PRICE DROP!**

**BREAKFAST & BRUNCH CAFE FOR SALE | \$195,000**  
INCLUDES TYPE-1 HOOD & GRILL AND TYPE-41 BEER & WINE LICENSE!

**SAN FRANCISCO** DELICIOUS BREAKFAST & BRUNCH CAFE FOR SALE. EXCEPTIONAL RENT OPPORTUNITY AVAILABLE!

**CONFIDENTIAL LISTING**

**KEY MONEY: \$195,000**

**±2,000 SF**  
RESTAURANT/BUSINESS OPPORTUNITY

**PLEASE BE PREPARED TO SIGN AN NDA.**  
View by appointment only.

**NOW AVAILABLE**  
EXCELLENT, BELOW-MARKET RATE LEASE OPPORTUNITY  
**\$2,200/MONTH**

The cafe is situated in a prime location along one of San Francisco's busiest streets providing ample foot traffic. The diverse neighborhood is comprised of small-scale industrial businesses and warehouses providing nearby reach to a daily workforce and industrial-style residential dwellers.

- ADDITIONAL PROPERTY FEATURES**
- Open 5 Days a Week
  - Well-Established With Regular Clientele
  - ADA Restrooms
  - Closed on Holidays
  - Menu change capabilities



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