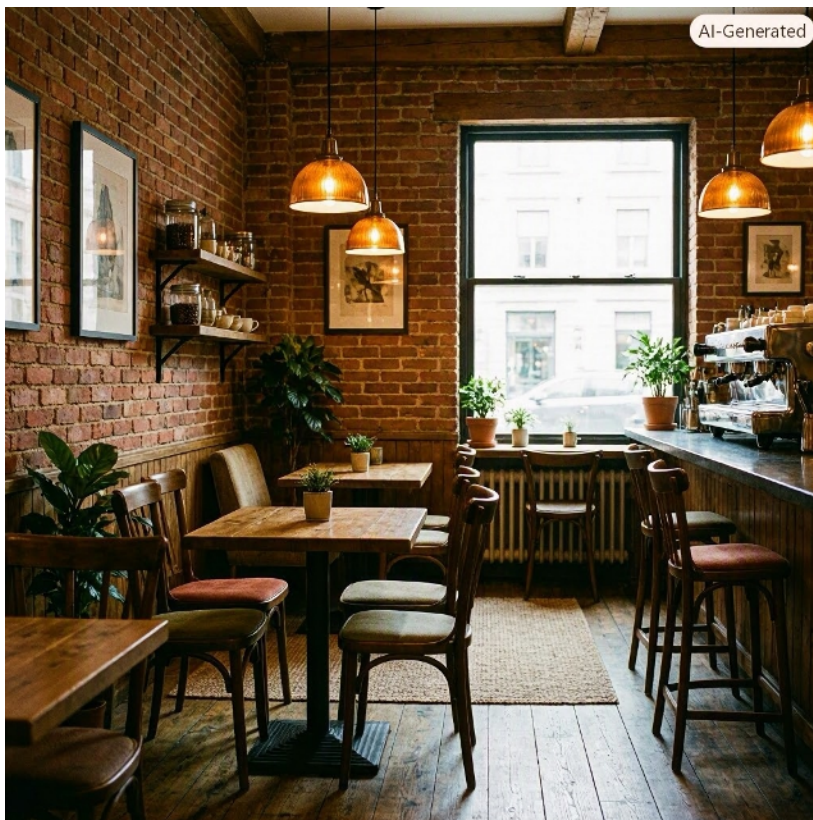


**BUSINESS
ASSETS**
\$150,000

RESTAURANT FOR SALE


**PREMIER
PROPERTIES**
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263



PROPERTY OVERVIEW

Fully operational coffee shop with business assets for sale in a prime, high-traffic location. This turnkey café features a fully equipped commercial kitchen, a 1,500-gallon grease trap, and seating for up to 32 guests. It is ready for a new owner to continue the existing operation or introduce a new café, bakery, breakfast, or specialty beverage concept. Financial information, location details, and lease terms are available to qualified buyers upon execution of an NDA. To obtain additional information or schedule a private tour, please contact the listing agent.

OFFERING SUMMARY

Size	+/- 1,500 sf
Year Built	2007
Restrooms	Woman & Men (1 Stalls each)
Zoning	C4
County	Gwinnett
Offering Type	Business Assests Sale



JOSÉ DE LA ROSA
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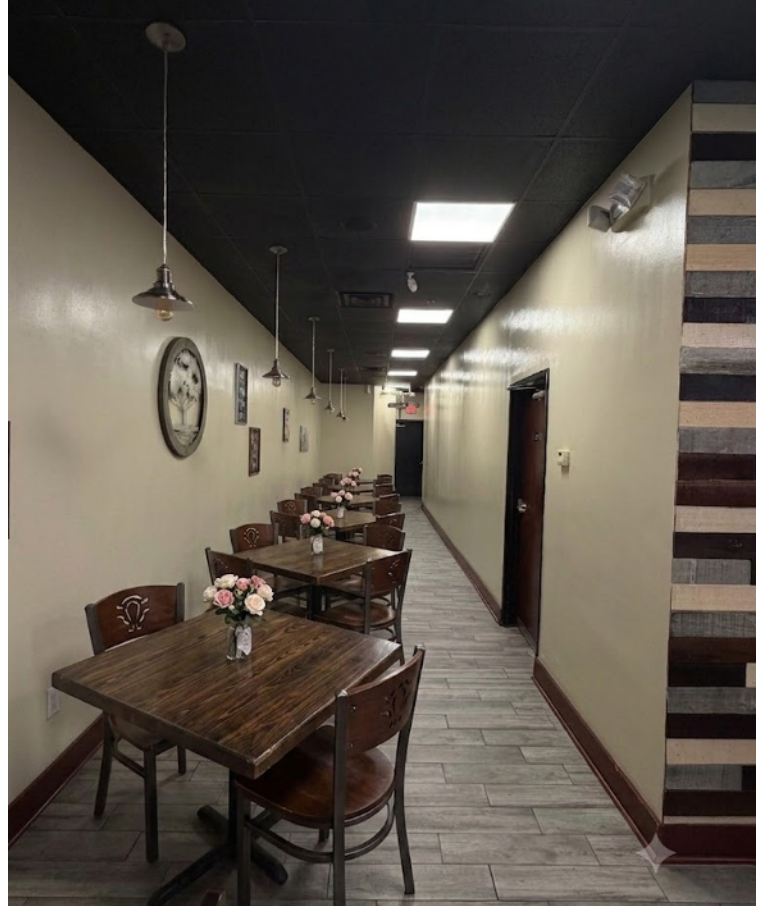
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INVESTMENT SUMMARY

This turnkey coffee shop offers an excellent opportunity to acquire a well-established business in a high-visibility, high-foot-traffic location. A buyer may continue the current profitable concept or reimagine the space as a new café, bakery, breakfast spot, or specialty beverage bar.

- Approximately 1,500 square feet
- Seven years of operating history
- Strong monthly gross revenue
- Established customer base and operating systems
- Full equipment package, including espresso machines, refrigeration, POS system, furnishings, and fixtures
- Branding, recipes, and standard operating procedures may be included, if applicable
- Favorable lease terms
- Trained staff may be available to remain with the business
- Opportunity to continue the current concept or introduce a new brand
- Financial records, lease terms, and equipment list available upon execution of an NDA
- Business name and exact location remain confidential

Serious, qualified buyers only. To obtain additional information or schedule a private tour, please contact the listing agent.



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PHOTOS: KITCHEN



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EQUIPMENT & ASSESTS INCLUDED

- Two commercial two-door refrigerators
- One commercial one-door refrigerator
- Two commercial freezers
- 10-foot commercial hood
- Three-compartment hot food line
- Refrigerated cold food line
- Two Panasonic commercial microwaves
- 36-inch six-burner commercial range
- Two CookRite double fryers
- Blodgett double convection oven
- Metro C5 proofer
- 8-quart Globe mixer
- 20-quart Oncom mixer
- 5-quart KitchenAid mixer
- Hoshizaki ice machine
- Vevor frozen drink machine
- Vitamix blender with two containers
- Rancilio Classe 7 espresso machine
- Simonelli coffee grinder
- Rancilio coffee grinder
- Uniworld display warmer
- Tor Rey display refrigerator
- DoughXpress machine
- Three-compartment sink
- Three additional preparation sinks
- Six-camera CCTV security system with monitor
- Four 42-inch Vizio televisions
- Technics audio system
- 28 dining chairs
- Eight dining tables
- Two single booths and one double booth
- Additional compact refrigerator



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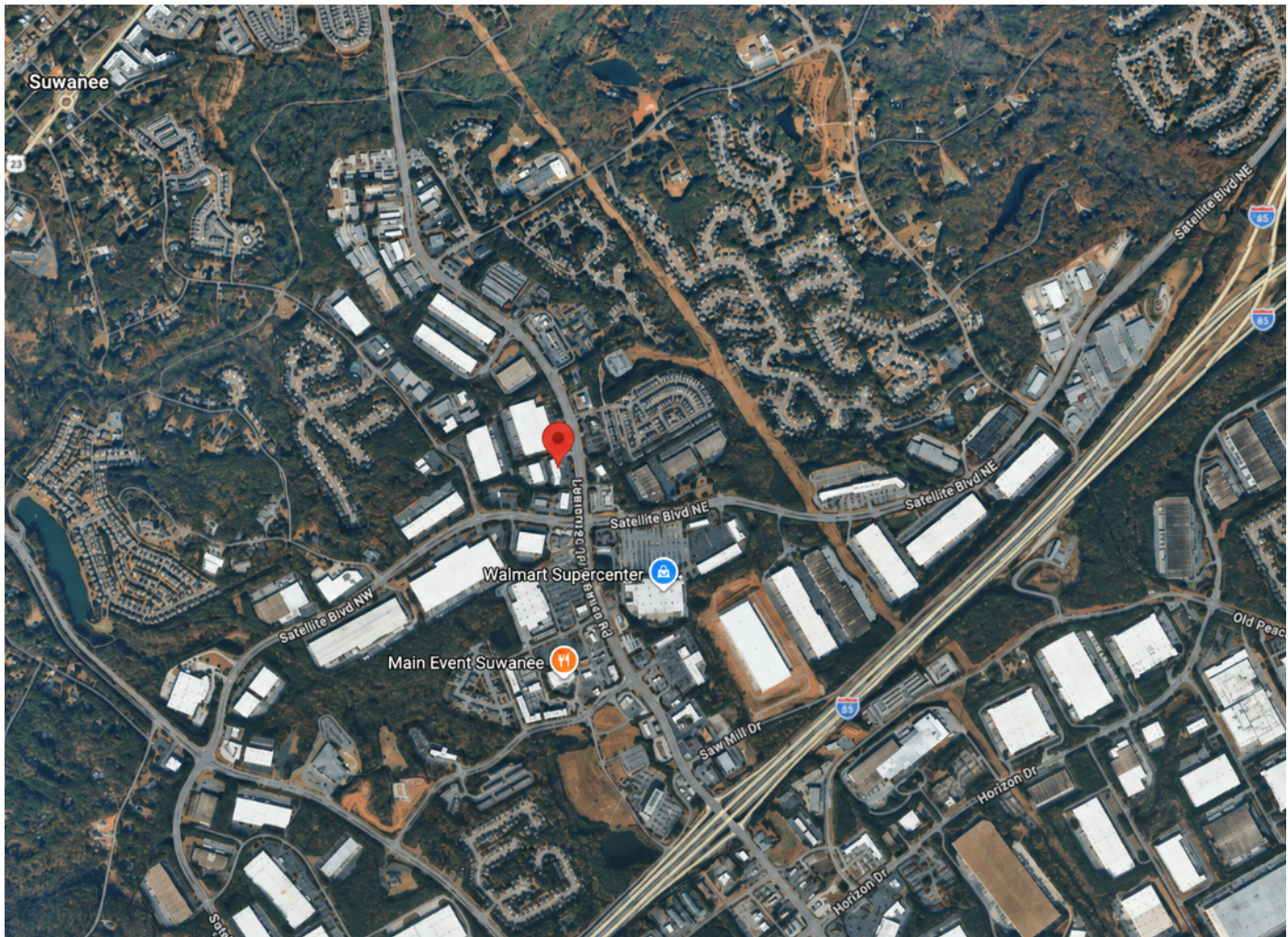
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ABOUT GWINNETT COUNTY & LOCATION

Gwinnett County is one of Metro Atlanta's strongest commercial markets, supported by a diverse economy, highly educated workforce, and sustained population growth. The county is home to a broad mix of industries, including logistics, healthcare, technology, manufacturing, and professional services, creating a stable foundation for long-term commercial investment.

Western Gwinnett, including Suwanee, Duluth, and Peachtree Corners, is a highly desirable business corridor known for its strong demographics, corporate presence, and continued commercial development. With direct access to Interstate 85, Satellite Boulevard, and Peachtree Industrial Boulevard, the area offers excellent regional connectivity, a deep labor pool, and enduring fundamentals that support long-term commercial real estate value.



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