

**Acquisition Opportunity F-1974**

**UPSCALE FAST FOOD – CAFÉ / RESTAURANT**

**WEST CHESTER AREA**

This fast food restaurant / cafe offers a healthy menu of sandwiches and salads, plus a gourmet pizza. The restaurant has achieved local recognition for its menu items.

The leased 2100 sq. ft. facility is upscale and provides a quality ambiance that complements the menu offerings. The restaurant is located in a high growth area in West Chester.

**INVESTMENT HIGHLIGHTS:**

- Being operated semi-absentee
- Excellent systems and staff in place
- Significant potential
- Higher profitability likely with active participation of an owner-operator
- Asking price is well under the \$250,000 original cost of the fixed assets

**PURCHASE PRICE:**

The business is offered at **\$125,000** free and clear of debt, plus inventory.

**FINANCIAL RESULTS:**

P&L Summary:

	2/29/08 2 mo.	Proforma 2008
Sales \$	53,074	360,000
Profit\$	3,037	43,200

Assets:

Original Cost: Furniture, Fixtures & Equipment	\$252,000
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**FOR FURTHER INFORMATION  
CONTACT KEATE PARTNERS**

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