

Cute Cafe in Village Downtown with Kitchen

Turnkey Restaurant – **It Ain't Just Coffee**



Nestled in the heart of Valley Stream's charming downtown, this 1,200 square foot coffee store is a culinary haven for locals and visitors alike. Boasting a full kitchen, it's a tantalizing fusion of a cozy coffee shop and a vibrant eatery. Its prime location in a pedestrian-friendly village ensures a steady flow of foot traffic, making it a bustling hub of activity throughout the day.

Upon entering, the aroma of freshly brewed coffee permeates the air, inviting patrons to indulge in a delightful selection of specialty blends and meticulously crafted espresso beverages. The welcoming ambiance is accentuated by the rustic charm of wooden furnishings, cozy seating arrangements, and warm lighting that creates an inviting space for guests to relax or catch up with friends.



Business Assets for Sale
Paul G. W. Fetscher CCIM CRX CLS
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Licensed Real Estate Broker

The true gem lies within the full kitchen, where a team of skilled chefs passionately prepares a diverse menu that caters to breakfast, lunch, and brunch enthusiasts. From delectable breakfast sandwiches to gourmet sandwiches, salads, and savory brunch options, there's something to satisfy every palate.

Business assets for Sale
\$100,000
Long Term Lease \$4,200/Mo + 3%/A

The business being up for sale at a price significantly lower than its construction cost presents a remarkable opportunity for aspiring entrepreneurs or seasoned restaurateurs to step into a thriving for exceptional service and culinary delights.



Please Be Discreet
Do Not Speak to Anyone
On Premises

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice



Beer & Wine License



With its combination of a prime location, a diverse menu, and a cozy ambiance, this coffee store with a full kitchen is not just a place to grab a cup of coffee; it's a culinary destination that captures the essence of community and gastronomic pleasure in Valley Stream, NY.

