



COMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

**BUSINESS
for
SALE**

**UNIQUE
RESTAURANT
with GIFT SHOP
Downtown Naples**

#: 9401020



DESCRIPTION :

Unique and charming restaurant and gift shop, in the heart of downtown Naples, FL. Serving a wide variety of American and European specialties, sandwiches, salads and fresh baked goods. A wide range of beverages including beer and wine. 3 Sources of Revenue-- Restaurant, Retail Gifts, On-line Ordering and Shipping. Long tenured, experienced working team in restaurant and gift shop. Loyal multi-year, multi-generational customer base. Non-stop flow of foot traffic in front of restaurant and gift shop. Dedicated off-street parking, non-valet. 45,000 cars/day traffic count. Well-documented long-term operating history. Ideal for E-2 visa. Training included. Color brochure with financial data, photos, & demographics.

FINANCIAL:

	2023 Tax Return	2022 Tax Return	2021 Tax Return	2020 Tax Return
Revenues	\$1,025,887	\$894,221	\$745,078	\$372,155
Owner's Benefit:	\$149,841	\$134,787	\$133,373	\$23,926

Closed for 6 weeks in 2020 due to COVID-19

GENERAL:

Inventory	\$5,000	<< included
Furniture & Equipment	\$50,000	<< included
Leasehold Improvements	\$45,000	
Total Assets	\$100,000	
Total Transferable Assets:	\$55,000	<< included in price

List Price: \$339,000

Buyer Down Payment: \$339,000

CONTACT:

Dick Naedel (239) 250-3133

Dick@SAGEFLA.com

IF YOU WOULD LIKE TO RECEIVE MORE DETAILS OR A PROSPECTUS ON THIS BUSINESS INCLUDING FINANCIAL DATA, PHOTOS, etc. BY RETURN E-MAIL—

Please fill-in the Confidentiality Agreement (next page) :

- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

FAX both back to: **1-(866) 848-5898**

(no cover sheet necessary)

TO: Dick Naedel, Business Broker

FAX: 1-(866) 848-5898

dick@sagefla.com



STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT
TRANSACTION BROKER

1 (print name) and/or

assigns, herein known as PROSPECT, acknowledges and agrees that PROSPECT approached Dick Naedel of SAGE Commercial Properties & Business Brokerage, Inc., 11983 Tamiami Trail N., Naples, FL 34110, a TRANSACTION BROKER (BROKER), and that BROKER was the first to advise PROSPECT of the availability of and details concerning the following business opportunities and real properties:

Table with 3 columns: LISTING, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9401020, Food Service, Retail, Unique Restaurant with Gift Shop—Downtown Naples FL

PROSPECT understands and agrees that all dealings concerning said business opportunity will be handled through BROKER and that BROKER HAS ENTERED INTO AN AGREEMENT FOR PAYMENT OF A COMMISSION WITH THE SELLER. PROSPECT further agrees that information received with respect to the above-mentioned opportunity will be kept in strict confidence...

All data on business opportunities are provided for information purposes only. No representation is made by BROKER as to the accuracy of the data provided. BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECT'S own satisfaction that the data provided are substantially representative of the business activity of the SELLER...

In the event that PROSPECT discloses the availability of said designated business opportunity of SELLER to any third party and this third party purchases the business without the BROKER, then PROSPECT, in addition to the remedies specified herein above, will also be responsible for the payment of BROKER'S compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater.

PROSPECT agrees that he will not within two years from this date deal directly or indirectly with the SELLER without the BROKER'S written consent and should the PROSPECT do so directly or indirectly and a sale, management agreement, lease or other financial arrangement, including leasing the SELLER'S premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer...

This Contract shall be governed by the laws of the State of Florida and the parties and the Broker specifically agree as a matter of substance and express their intention to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to resolution by taking any controversy or claim to a Court of Competent Jurisdiction and to file a suit at law and/or in equity.

The SELLER is the intended beneficiary of all covenants of Prospect, which benefit the SELLER, including without limitation, the covenants concerning the use of information disclosed to Prospect, and may bring an appropriate action to enforce such covenants.

Signature and contact information fields for PROSPECT (1) and BROKER (2). Includes fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.



**FINANCIAL PROFILE
STRICTLY CONFIDENTIAL**

Name(s): _____

Street Address: _____

City : _____ State: _____ Zip Code : _____

Assets

Cash on Hand and in Bank	
U.S. Government Securities	
Account, Loans and Notes Receivable	
Cash Surrender Value of Life Insurance	
Value of Business owned	
Other Stocks and Bonds	
Real Estate	
Automobile – Number	
Household furnishings & other personal effects	
Other Assets (Itemized)	

Total Assets _____

Liabilities and Net Worth

Notes Payable	
Liens on Real Estate	
Other Liabilities (itemize)	

Total Liabilities _____

Net Worth _____

Source of Income

Salary after tax	
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	

Total Income

You have permission to contact my Banker for verification:

Bank _____ Contact _____
PH _____

The undersigned certifies that this information was provided by him/her and is true and correct.

Signature(s) _____ PH _____

_____ Date _____