

**FRANCHISE OPPORTUNITY
FOR SALE
COFFEE BUSINESS**

**GREAT LOCATION
New Westminster, B.C.**



PRICE AND FINANCIAL HIGHLIGHTS	
Asking Price:	Contact agent for details
Revenue (Year ended Jan 31/23) *	\$461,687
Cash Flow:	Start-up opportunity
Monthly Payroll:	\$14,750
Included:	Equipment, Business Shares, Ongoing Operations
Training:	Provided direct from Franchise <i>*cost additional</i>

SEE VALUATION FOR DETAILED FINANCIAL INFORMATION

GENERAL INFORMATION	
City:	New Westminster
Space:	1,353 SQF
Monthly Rent/Cam:	\$8,459
Lease:	Ends July 31, 2025
Renewal Options:	2 of 5 Years each
Hours of Operation:	Monday to Saturday 7am-8pm Sunday and Holidays 8am-6pm
Type of Entity:	Incorporated FRANCHISE BUSINESS
Reason for Sale:	New venture for the owners
Year Established:	2015
Employees:	10 on average
Training:	By Franchise. 6 weeks
Set up:	Turnkey, ready to operate.
Contact:	** Not to disturb or approach employees**

HIGHLIGHTS
Well established and respected in the New Westminster Community.
Located in Uptown New Westminster. Easy walking distance.
Opportunity to purchase a FRANCHISE Business at a discounted rate! Start-up costs have been covered and business is ready for an active and engaged owner.
With a hands-on approach, new owners can extend hours and create more potential for customers to increase sales.
Easily accessible! Walk score of 98 , considered a walker's paradise, great location for customers doing their errands who do not need a vehicle. Very bikeable, with a score of 74, this location is convenient for most trips. Major bus stops located within minutes from the door. There are many nearby public transportation options. Nearby parks include Moody Park, Sullivan Park and Westminster Pier Park.
City of New Westminster currently has 65,976 Residents and growing!



SUMMARY
With access to high foot traffic and many amenities nearby, this business is in a prime and sought out location. Currently operating as investment only. This business has significant potential for growth with a hands-on approach. Perfect for an owner who wants to be actively involved.
With this location already running and functioning in a bright and beautiful premise, this offers you the perfect opportunity to dive straight into your venture without the hassle of the build out and set up that comes with purchasing a new franchise in a new location.
Do not miss out this business opportunity, which offers access to a discounted franchise with comprehensive training, where you have clients and staff on day one of your business!