



BUSINESS ADVISORS

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Sagebrush Cafe Business and Property

42104 50th St W, Quartz Hill, CA 93536

Asking price: \$749,000

<http://www.sagebrush-cafe.com>

Please do not speak to anyone at this location!!

A corner lot location in the downtown shopping district of Quartz Hill, a growing and desirable area in the Antelope Valley.

The building was originally built as a gas station and has now been retrofitted into a charming and cozy coffee shop with indoor and outdoor seating.

APN: 3103-009-033. Zoning: C-3. Land Area: +/-8,615. Lodgement: Corner
Utilities: Typical. Parking Type: On Site

Business Profile:
Established: 2009

Description of Revenue:
Beverage Sales (Espresso & Coffee Drinks, Tea, Smoothies, etc.)
Food Sales (Sandwiches, Pastries, Parfaits, etc.)
Art & Merchandise

Profits Snapshot:
2021 Gross Profits: \$276,011
2020 Gross Profits: \$235,299
2019 Gross Profits: \$270,348
2018 Gross Profits: \$266,280
2017 Gross Profits: \$291,185

What Business is Known For:

Opened in 2009. Now an established local business with name-recognition and a hub for local get-togethers.

Creative Coffee Drink Recipes and High Quality Espresso Drinks
A Community Orientation and Personal Customer Service
Winner of Antelope Valley's Best Coffee Shop multiple times.

Home to well-attended Arts & Crafts Festivals. Host to other local vendor events.

Staffing:

Business maintains a staff of 8-10 people, each on a part-time basis.

Customer Base:

Business serve a wide spectrum of customers, but draw from several groups most notably:

Teachers from four local schools

Staff and Military Personnel in Aerospace

College Students

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Please Provide signed NDA and Proof of Funds for more Information







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