



**COLDWELL
BANKER
COMMERCIAL**

CBS

EVERGREEN CAFÉ

ASKING PRICE
\$179,000



FOR SALE

CBCMONTANA.COM

OFFICE

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COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



EVERGREEN CAFÉ

1540 13th St W, Billings, MT 59101

SALE



BUSINESS OVERVIEW

- For Sale: \$179,000
- Business only - No Real Estate included
- Profitable, Turn-key Business with large upside
- 2,000 SF Space at 1540 13th St W, Billings, MT
- Ideal Location in Midtown Billings with heavy traffic and near 2 universities
- Completely remodeled building with industrial and western style
- Includes kitchen, walk-in cooler, office, storage, and plenty of area for dining
- Potential for much growth and six digit income for owner
- Very affordable, attractive Lease Rate
- All furniture, fixtures and equipment included



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BUSINESS DESCRIPTION

Quaint café for sale in midtown Billings within an established neighborhood, a block off one of the busiest streets in town and in proximity of two universities. Located inside a high-traffic hardware store, yet definitely separate, the café is known for hearty, unique sandwiches, beautiful charcuterie boards, homemade soups and other tasty offerings. Easy six-figure income for an owner/operator business.

A family project, the café has been open just over one year. With a successful launch, a loyal lunch following, charcuterie board orders for events, and new customers coming in daily, the café is ready to go to the next level. Now for sale as owners own multiple businesses and are not able to give the café the attention it deserves.



Potential is limitless. Currently open only 25 hours per week, from 10:00 - 3:00, Tuesday - Saturday, the café is can be open any time within the same hours as the hardware store, (8:00 to 7:00 Monday - Saturday and Sunday from 9:00 to 6:00).

Located in a completely remodeled building, which was previously a grocery store and deli, the well thought out design blends industrial and western style with authentic barn doors closing off the kitchen, tin and barnwood counter complete with concrete countertop, bright green walls and industrial tables and chairs.



Impeccably clean and fully equipped to operate as a sandwich shop, with plenty of room and hours to expand.

2000 square foot space includes kitchen, walk-in cooler, office, storage, and plenty of area for dining. Attractive, transferrable lease.

Sale includes all equipment, furniture, fixtures, trade name, internet domain/website, recipes, and menu.

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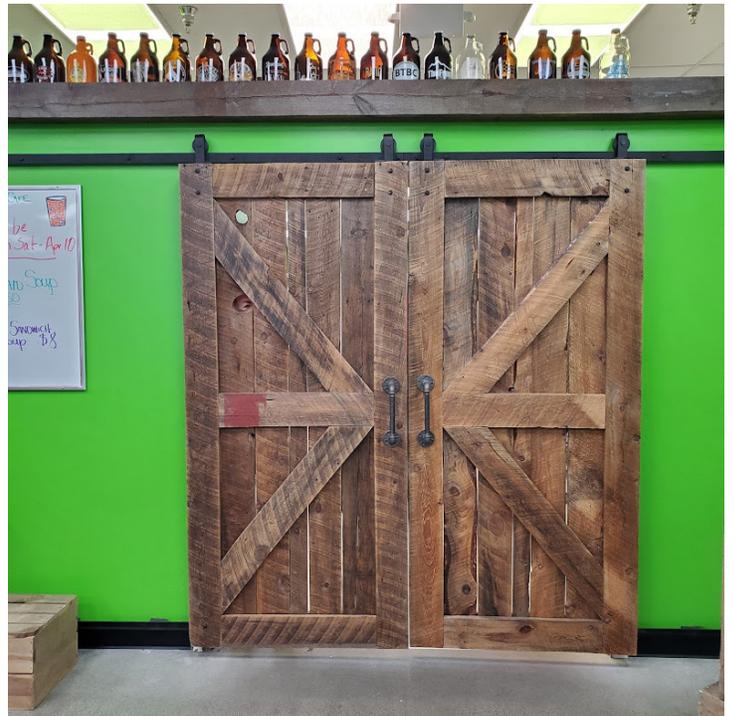
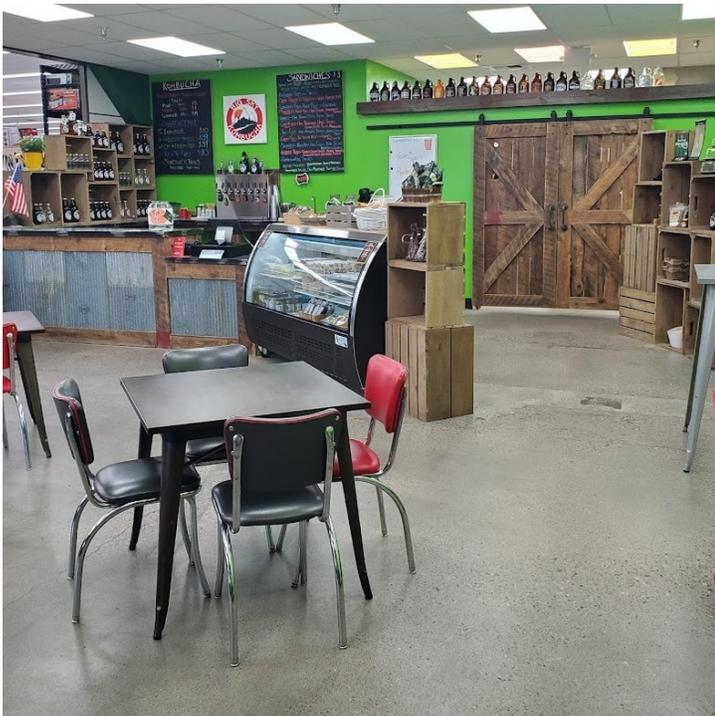
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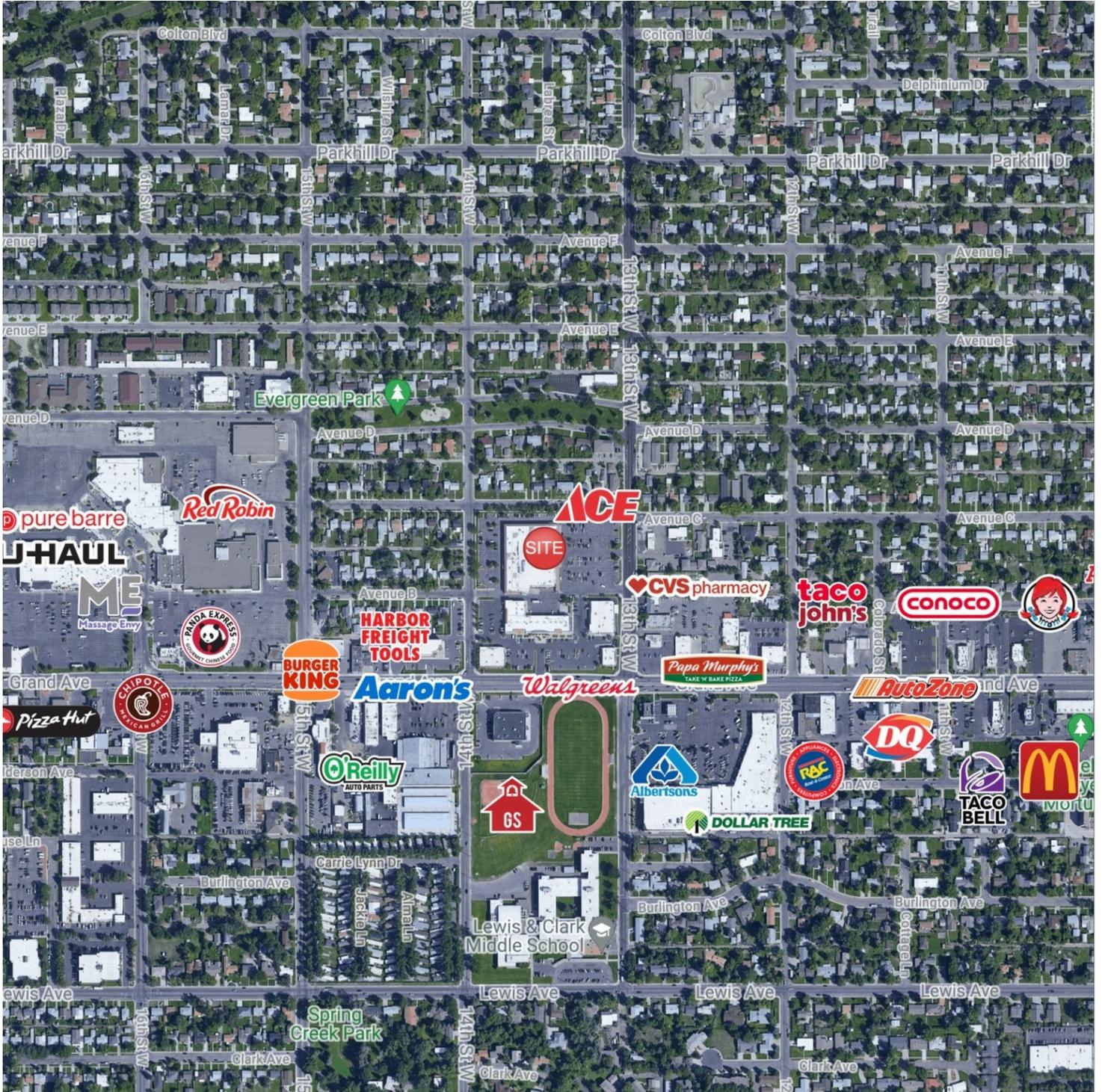
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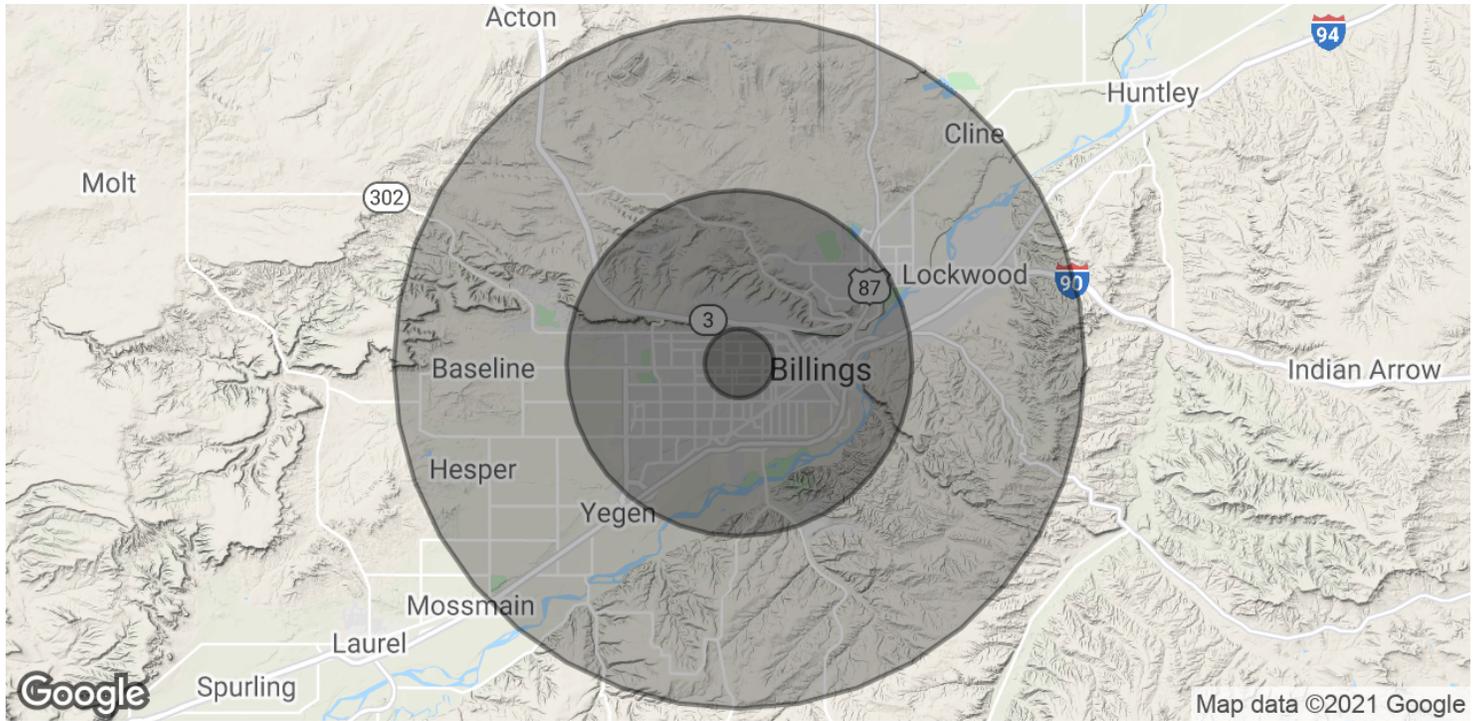
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,654	72,458	136,444
Average age	34.7	39.4	37.7
Average age (Male)	33.6	37.2	36.2
Average age (Female)	35.7	41.5	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	780	32,456	58,445
# of persons per HH	2.1	2.2	2.3
Average HH income	\$53,633	\$59,581	\$61,319
Average house value	\$197,005	\$192,707	\$203,104

* Demographic data derived from 2010 US Census

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