

For Sale - Priced to Sell: \$695,000

The Fresh Sourdough Express Bakery & Cafe

Serving Local and Organic Food "Food for People and the Planet"

Address: 1316 Ocean Dr, Homer, AK 99603

Legal Description- T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839
BAY VIEW SUB LOT 27 & 28 -two lots totaling ½ acre

Restaurant - Full Service - Gourmet Casual Dining

Summary of Assets:

- Turnkey operating bakery & café fully equipped (see equipment list)
- Low Risk: Established in 1982 - Successful Landmark Business
- High traffic location- Seasonal High Sales Volume and Healthy Profit Margin
- Legendary reputation, brand recognition
- 3200 square foot facility with two out buildings - excellent location
- Office Outbuilding - included in the lease or purchase
- Outdoor shed included in the lease or purchase
- ¼ acre with facility, ¼ acre Parking Lot that accommodates restaurant capacity
- Time-tested efficient Management Systems
- Proprietary Recipes
- Vendor relationships
- R&D Cost Calculated Menus
- Training & Policy & Procedure Manuals
- Employee Handbook -
- Branded Marketing Materials
- Retail Product Line
- Natural Gas

Features of this opportunity

- Location Location Location! On the way to the Homer Spit in beautiful Homer, Alaska
- Established customer base and excellent reputation
- Growing trend to eat healthy- "It's our ingredients that make the difference"
- Fully branded concept that is easily duplicated = Franchise potential
- Quaint green cafe atmosphere with intriguing pioneer story
- Original recipes with 33 years of refining to perfection
- Popular menu, designed to control inventory and profits
- Scratch bakery produces fantastic proprietary deserts, and sourdough breads
- Kitchen capacity to be creative
- Extensive drinks menu; fresh juice bar, smoothies, espresso bar, milkshakes
- Carry-out and catering
- Stellar reputation with suppliers

Profitable for 33 years- Can generate well over \$500,000 in sales in a six month season with potential for year round sales.

Positive Online Presence-

5 star rating on Google
4.5 star rating on Yelp
2015 Certification of Excellence by TripAdvisor
Updated website
2010 Small Business Owners of the Year

Primary target Market

The FSDE is geared for the young at heart casual dinner and is very family oriented. It also offers a comfortable atmosphere for young adults to congregate.

Since 1982, the emphasis has always been impeccable service, fantastic fresh local and organic food, clean and comfortable atmosphere. The bustling fun café provides a sincere atmosphere to educate customers and staff of the benefits of a healthy diet.

Reason for Sale: Owners are retiring

The owners know the great potential of the business. They are excited to support an enthusiastic, talented buyer to carry on this meaningful business, and enjoy it as they have.

Upside Potential

The more recent trend towards “green” eateries makes this a perfect match for an investor wishing to leverage the concept into multiple units if desired. Meeting with Franchise organization have affirmed that the Unique Concept of the Fresh Sourdough Express with its systems and menus is a viable franchise or licensing opportunity. There is also upside growth potential for the buyer to open a second location on the Homer Spit.

Homer- The magnificent beauty of Homer attracts travelers worldwide. The 6000 residents of this friendly family community offer diversity and opportunity. Homer is growing both in population and popularity. There has never been a better time to buy this successful business, as the health and organic movement continues to grow into the mainstream and Homer continues to attract new residents.

Priced to sell:

Turnkey money-making business fully equipped on ½ acre of prime commercial real estate. \$695,000
Turn Key Business \$250,000 with a 5 year triple net lease and option to buy the real estate

Terms

Owner willing to finance the entire deal with a 50% down payment
Owners will assist with the transition as needed for 1 year after the sale.

Contact: Kevin 907-299-2601

www.freshsourdoughexpress.com