



For Sale

Traditional Italian Restaurant

Silicon Valley—South of 280

Laid Off? Need a Job?

Buy a Business!!

- Family style restaurant in desirable neighborhood
- Stand alone building with busy street frontage
- Shopping center parking
- Approximately: 3,000 SF — Seats 99
- Beer and Wine License
- Open 7 days a week: Evenings - 4 PM to 9 PM
- Increased revenue possible with extra kitchen space:
 - ◇ Add a bakery
 - ◇ Room for catering company to share space
 - ◇ Add breakfast and lunch
 - ◇ No nearby breakfast / coffee site
- Rent: \$1.93/sf 3% annual increases, lease until 2015.
NNN cost \$0.33/sf.



Excellent Italian & Other Coffee Selections

Room for Possible Outside Seating

Add Your Own Creative Dreams — Make it Your Own

**Geoff Davis — Listing Broker — geoffdavis@dbccommercial.com
DRE# 00867850
(408) 268-8508 x127— (408) 605-0946 —Cell**

Asking Price \$190,000

Financing Options Available!!

2900 Gordon Avenue, Suite 100 | Santa Clara, CA 95051 | Mail: P.O. Box 8629 | San Jose, CA 95155
Tel: (408) 268-8508 | Fax (408) 268-3047 | www.dbccommercial.com | DRE# 01222084

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