

BENGALURU

CAFE

FAIRFAX, VA

BUSINESS FOR SALE



BUSINESS DESCRIPTION:

Opportunity to acquire an established Bengaluru Cafe location featuring a distinctive South Indian vegetarian concept with a menu centered on dosas, idlis, chutneys, traditional filter coffee, and vegan-friendly offerings. The 1,600 SF restaurant offers an existing operating platform in a growing specialty dining category, with a lease in place through December 2029 and an additional five-year option. This opportunity is well suited for an operator seeking to capitalize on an established restaurant location.

QUICK FACTS:



Asking Price: \$95,000



Cash Flow: N/A



Inventory: TBD



FF&E: Yes



Parking:
Common Area Parking



Rent: \$3,000/month



Tax: TBD



Size: 1,600 SF



Real Estate: N/A



Lease Expiration:
December 31, 2029



Renewal Option:
One 5-year option



Facilities: N/A



CAM: \$400/month



Growth & Expansion: N/A



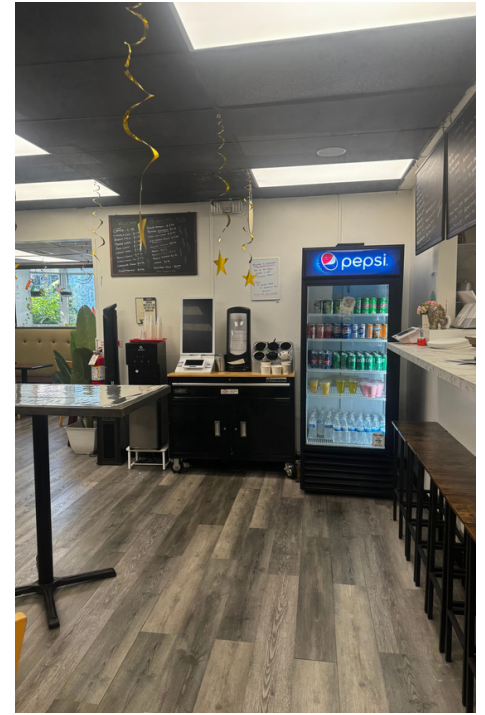
Support & Training: N/A

BIBI BOEHM

202.802.8106

BBOEHM@RENAUDCONSULTING.NET





BIBI BOEHM
202.802.8106
BBOEHM@RENAUDCONSULTING.NET

