



**METROPOLITAN  
RESTAURANT BROKERS**  
RESTAURANTS BOUGHT, SOLD & LEASED

EXPERIENCE  
RELATIONSHIPS  
RESULTS

**RESTAURANT &  
REAL ESTATE  
FOR SALE**

ASHBURN, VIRGINIA

# Café Opera

RESTAURANT • BAR • LOUNGE  
ASHBURN, VIRGINIA



## ESTABLISHED FULL-SERVICE RESTAURANT & BAR WITH REAL ESTATE OPPORTUNITY

ASHBURN, VIRGINIA

Rare opportunity to acquire an established full-service restaurant and bar in Ashburn, Virginia, with the option to purchase the underlying real estate and become your own landlord. Established in 2004, this approximately 2,000-square-foot restaurant generates average annual sales of \$710,633 and currently offers 68 seats. The business is well suited for a hands-on owner-operator looking to take control of the operation and introduce their own vision.

### PROPERTY & BUSINESS HIGHLIGHTS

|                       |                                               |
|-----------------------|-----------------------------------------------|
| Business Price:       | <b>\$190,000</b>                              |
| Real Estate Price:    | <b>\$1,100,000</b>                            |
| Average Annual Sales: | <b>\$710,633</b>                              |
| Size:                 | Approximately 2,000 SF                        |
| Seating:              | 68                                            |
| Employees:            | 9 (4 Full-time, 5 Part-time)                  |
| Established:          | 2004                                          |
| Facilities:           | Fully furnished & equipped with large kitchen |
| Competition:          | Prime Ashburn location                        |
| Reason for Selling:   | Retire                                        |



**FULL-SERVICE  
RESTAURANT  
& BAR**



**PRIME  
ASHBURN  
LOCATION**



**ESTABLISHED  
BRAND SINCE  
2004**



**68 SEATS  
9 EMPLOYEES**



**REAL ESTATE  
AVAILABLE  
FOR PURCHASE**



**BRING YOUR  
OWN CONCEPT  
FLEXIBLE SPACE**

### BRING YOUR OWN CONCEPT

An excellent opportunity for an experienced restaurateur or owner-operator to bring their own menu, concept, and vision. The space can be redesigned and converted to fit a wide variety of food and beverage concepts.

### OWN THE REAL ESTATE

Purchase both the operating business and the real estate. Eliminate the uncertainty of leasing and build equity while operating your restaurant.

### GROWTH POTENTIAL

Great opportunity for a hands-on owner-operator to take this turnkey restaurant and bar to the next level in a high-growth Ashburn location.



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