



General Building Notes / Fixed Items:

Clean and generous crawl space and attic areas make for very easy electrical and plumbing changes.

Nearly new Mini-Split HVAC system on drive-thru coffee shop.

WiFi programmable Big Ass Fans in café area.

Extremely clean and fully finished / insulated shop space.

‘Should Buyer Choose to Retain Existing Equipment / Furnishings’:

Technology components currently installed on the property include WiFi covering all buildings, indoor/outdoor networked sound system, and network equipment capable of supporting cameras, phones, and other network attached equipment.

Drive-thru coffee shop was previously operational and completely turn-key / functional with a restocking of supplies. In place items include a two-group espresso machine, two grinders, two under counter refrigerators, one full size refrigerator, commercial blender, and high-speed oven for reheating premade food products. POS system and receipt printer are also in place. Should a new owner want to lease this space existing leads are available and extremely interested.

Café kitchen area previously functioned as both an ice cream shop and a sandwich/soup location. This area is completely turn-key / functional with the addition of a sandwich table or similar. In place items include two commercial panini presses, food warmer, two burner induction unit, high-speed oven, ice cream freezer, and a nearly new Swirl Freeze machine. POS system receipt printer, and 65” digital menu board are also in place. Attached dining area currently contains tables, chairs, and installed wall art.

Rear kitchen area currently functions as a commissary kitchen serving the needs of various local entrepreneurs and is consistently rented out with many additional leads available. Equipment currently in place includes double stacked convection ovens, two six burner ranges, 20qt mixer, walk-in refrigerator, and various small commercial grade appliances. This area has also served as a dedicated catering kitchen and production space for the coffee shop and café food items.

Fully finished shop space was previously utilized as personal owner storage but would make an excellent rental as a contractor garage, workshop, or similar.

Food truck facilities onsite include installed 50amp outlet capable of supporting a food truck without a generator. Currently two food trucks are on-site. One is fully serving and one uses the property as a home base for preparation and powered storage. Property has the capacity for additional food trucks or even a small food truck court. Additional leads are available.