

**Purchase Price**  
**\$420,000 Firm**

**Use: Restaurant**

**Size: 3,000 SQ FT + Storage**  
**252 SQ FT + Walk -In**

**Rent: Percentage**

**Lease: 10 Years w/ 10 Yr.**  
**Option**

**Gross Sales: \$885,000**

**Net Cash Flow: \$176,000**

**Employees: 22 PT 8 FT**

**Years in Business: 2010**

**Hours of Operation: Sat.-**  
**Thurs.10AM-10PM Fri.-Sat.**  
**10AM-12AM**

**Reason For Sale: Retire**



**For Sale**

## Di'Carlo's Italian Cafe



**Description:** Great location in Twenty-nine Palms on the Marine Base. This is the only sit down restaurant on the base. Wonderful home cooked Italian food. Hand tossed Pizza and a large selection of salads, soup, pasta's, chicken and all the traditional Italian specialties. This is a great opportunity with an exceptional lease for 10 years with a 10 year option! Lease includes all utilities and maintenance. Please call broker for more details on this special property.

**This information, while not guaranteed, has been obtained from sources deemed reliable. Buyer must verify the information and bear all risks for any inaccuracies. DRE #01366091 00012614-062915-071315071516-091516-122016**

**HUGHES PROPERTIES**  
**BUSINESS BROKER**

**MCAGCC, Bldg. 1082, Marine Base,**  
**29 Palms, Ca 92278**

**FOR SALE**

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