

established business **exceptional opportunity**

0.48 acre

\$965,000

Turnkey coffee and ice cream property featuring a 1,144 sqft building with drive-up and walk-up service windows. Fully equipped interior includes commercial refrigeration, espresso equipment, specialized ice cream equipment, POS system, digital menu boards, and abundant storage. Outdoor features include fenced seating, shade canopies, landscaped grounds, privacy fencing, exterior speakers, and delivery access. Additional highlights include a concrete foundation area for future expansion, central A/C, heat pump, tankless water heater, and modern finishes throughout.



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