



**CARRIGAN  
CAFE**  
**101 SOUTH ANN ARBOR ST**  
**SALINE MICHIGAN**  
**FOR SALE**

<b>Coffee</b> Drip Cafe au lait Chill Pill The Debbie <small>(Cafe Caliente)</small>	<b>Espresso</b> Mocha Cappuccino Americano Latte	<b>Specialty Lattes</b> Mexican Lattes Dusk & Dream honey bear Sugar Daddy ANGUS Tiger	<b>Hot Drinks</b> Hot chocolate Steamer Chai tea Latte Loose leaf tea Tea Latte <small>americanos, milk, tea Soy, Coconut, almond Milk tea 12oz/16oz</small>	<b>Cold Coffees</b> Iced Latte Iced Coffee Iced Specialty Latte Iced Mocha	<b>Iced Teas</b> Chai tea Latte Herbal unsweet Black Iced Loose	<b>Cold Drinks</b> French Soda Italian Soda Smoothies Milkshakes Ginger Honey Lemonade Lemonade
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Property  
Description

**03**

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Exterior  
Photos

**05**

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Interior  
Photos

**07**

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Area Map

**08**

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Contact

**09**

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**O'Connor** Real Estate

O'Connor presents the sale of My Favorite Cafe / Carrigan KJ Enterprises, LLC, DBA: Carrigan Cafe, located at 101 S Ann Arbor St, Suite 103, 105 & 107 in Saline, MI for \$140,000.



## Carrigan Cafe

Saline, Michigan

**\$140,000**

1,888 SF | 40 SEAT CAFE

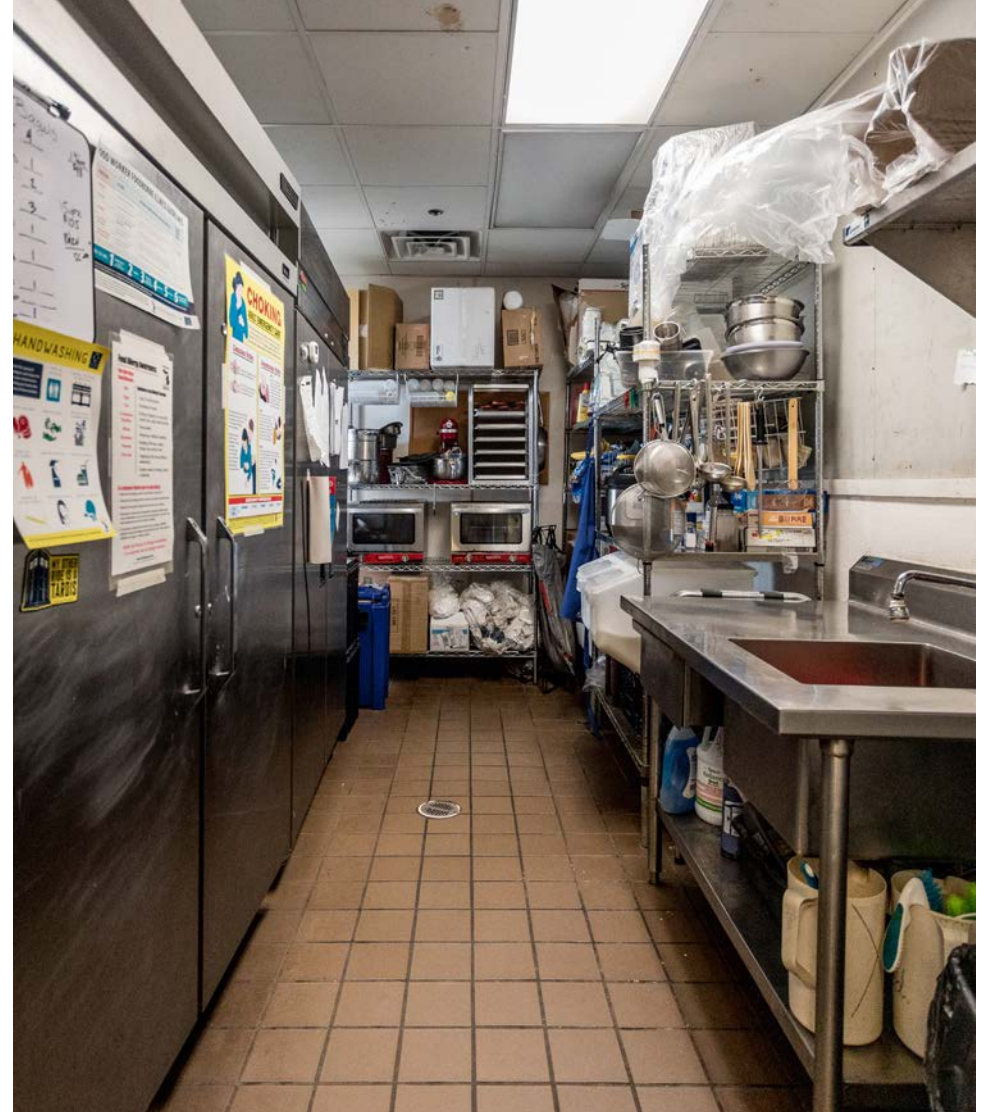
Offered as a turn-key business opportunity, this 40-seat cafe is drenched in sunlight with friendly staff and affordable prices with room to grow. Selling after nine years in business, this 1,888-square-foot storefront cafe with a prep space, office, sandwich and coffee station has a loyal client base, hosting customers seven days a week from breakfast to lunch. Outdoor seating has been renewed for this year and the online ordering system has been well received after being added to the business in 2020. Customers show their love for the business through online reviews on Facebook (290 reviews, 4.5 stars) and Google (212 Reviews, 4.6 stars), exceeding the national average of 39 reviews for small businesses. Open 52 hours a week, the business completes around 90 transactions a day on average.

The landlord is a wonderful asset to the business and eager to work with a new buyer.

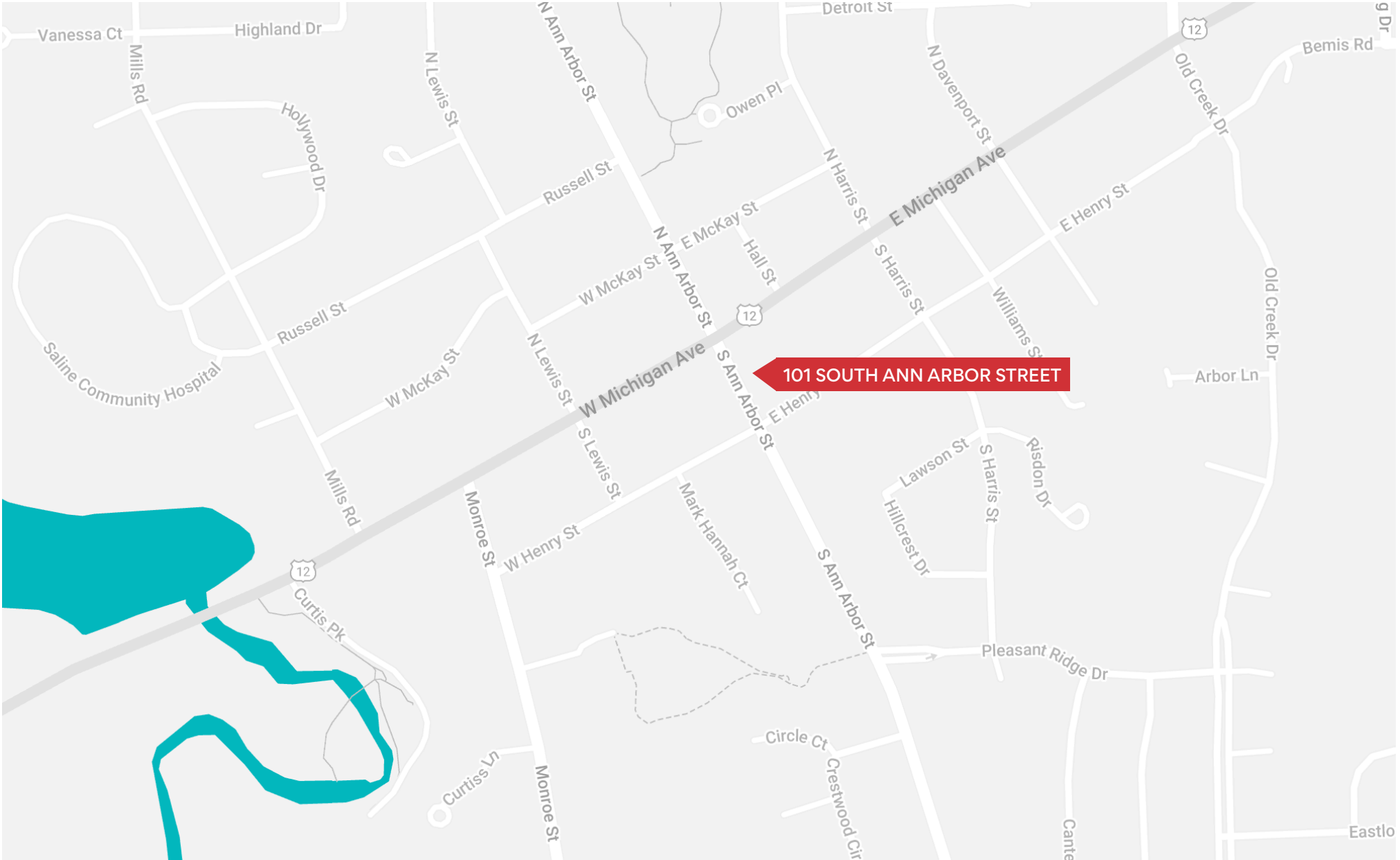
Seller has prepared an equipment list (currently available), as well as P&L statement and vendor list available after LOI has been accepted.







101 SOUTH ANN ARBOR STREET - AREA MAP





## Saline, Michigan

Located nine miles south of Ann Arbor, Saline has created its own identity with a strong downtown business area supported by “Saline Main Street,” a program supported by the MEDC and activated by family-friendly events, farmers markets and walkable streets. Citizens of Saline spend on average \$40,000.00 every year on retail goods, (this is 29% more than Ann Arbor residents), with 19% more spent on meals and restaurants. Saline schools ranked in the top 20 in the US News World Report with most inhabitants working in the healthcare, education or manufacturing industries, making an average annual income of \$71,000.



LISTING AGENT

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