

SUCCESSFUL CAFÉ FOR SALE.

BEAR'S PAW CAFE – Wells, BC. www.thebearspaw.ca
1-866-994-2345 dinner@thebearspaw.ca
\$287,000

This is a business that is fully operational, and can be purchased at this price with all equipment.
One of the largest lots in Wells, and a Prime Retail location in Wells.
Turnkey Operation Café with 900 sq ft Residence above.
4 bay large attached storage sheds
69' of hwy frontage, corner lot 145' deep.
Large annual gross. Very low Taxes.
1300 sq foot commercial space Downstairs
Licensed Premises, Large licensed patio area. Licensed for over 100 people.
Excellent location on main hwy to Barkerville and Bowron Lakes
900 sq feet of Residential Accomodation upstairs with separate entrance. Excellent views to the meadows and Slide mountain.

10 YEARS IN BUSINESS MEANS:

Established clientele, from Williams Lake to Prince George, and a regional reputation that extends to Vancouver.
Over 350 people on mailing lists
Established high quality website, with lots of traffic.
High reputation for quality food and entertainment.
Very high 'word-of-mouth' recommendations
Close relationship with Cariboo Chilcotin Tourism Association and many summer media opportunities!
Featured in international travel guides, such as Fedor's and Lonely Planet, Bowron Lake paddling guides and other publications that are commonly used by tourists. Described as a 'highly recommended spot to eat' Recently selected as one of the three places to eat in British Columbia, by an Australian Motorcycle travel site.

Lot size can be DOUBLED with the purchase of the pottery shop next door, (Beck's Pottery www.beckspottery.com). In combination with Restaurant, this gives almost 140 feet of prime hwy frontage, with two buildings on the front and 3 along the back. Buy both properties for \$370,000

Financial, Tax and other details available subject to a Confidentiality Covenant.

This is a great seasonal business for someone who wants to live and work in Wells. Customer satisfaction is exceptional and quality of life is great. As the owners, we are very happy with its ability to provide us with an income which can support us year round. We already own two other businesses in Wells, which are enough for our changing needs, and, we are ready to move onto something new for us, which will include travel in the peak summer months. This business requires personal management to be as successful as it is. We can help the new owners make a smooth transition.

Being able to live and run a business from the same location is an excellent and very affordable opportunity. Although we have an established and successful restaurant operating from this location, it is suitable for a variety of other commercial opportunities from this location, with very little modification.

For More information visit: www.thebearspaw.ca or www.thebearspaw.ca/4sale.html
www.wellsbc.com For general information about Wells, Barkerville, and the Bowron Lakes
www.frogonthebog.ca Our associated business across the street from the Bear's Paw.
www.whitegold.ca Outdoor adventure business associated with Bear's Paw
www.imarts.com School of the Arts which offers extensive creative summer programming in Wells
www.sunset-theatre.com Live Theatre which offers extensive cultural programming in Wells