



Cabin Coffee Co. — Everything's Better At The Cabin!

Love Coffee? Love People? Cabin Coffee Is Your Place!

Why choose Cabin? There are a lot of franchise opportunities out there, and many are in the business of selling coffee. But we're about more than just selling coffee. We *serve* people. We *craft* coffee made from beans we roast fresh on-site, every day. We *commit* to our communities. We *coach* our franchisees to set them up for success. From training, supporting and serving you on a day-to-day basis, to cultivating a unique brand through quality products and community relationships, it's a franchise opportunity that's unlike most available today.



Winterset, Iowa

- Desirable endcap directly on Highway 92 with a high volume of traffic. Stacking capability for a large number of vehicles.
- New HVAC and abundant parking along with a very reasonable CAM. Building is less than 15 years old and has excellent curb appeal. Four plus year book of business.
- Winterset has the bragging rights to be the birthplace of John Wayne and the home to The Bridges of Madison County, a strong tourist draw. We are located in the county seat of one of the most scenic areas in Iowa.

Sale Price: \$595,000

Includes Property

FINANCING AVAILABLE

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