



FOR SALE

AMAZING PRICE FOR A BEAUTIFUL ARTS SANDWICH SHOP!

\$1.395M for the 3 properties and the business

1018 S ORANGE BLOSSOM TRAIL,
Orlando, FL 32805

PROPERTY HIGHLIGHTS

- Family owned business for 53 years!
- Open Monday to Friday, from 10am to 4pm
- Possible upside potential with increasing the hours open, adding dinner hours, and opening on the weekends.



GOYAL & DECOSTER
A REAL ESTATE COMPANY

SALE PRICE: \$1,395,000

Visit our website for more information!

<https://artssandwichshop.com/>



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767 Lake Baldwin Lane,
Orlando FL32803
+1 (407) 693-7403
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PROPERTY SURVEY

Form

1120-S

Department of the Treasury
Internal Revenue Service

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
Go to www.irs.gov/Form1120S for instructions and the latest information.

OMB No. 1545-0123

2023

For calendar year 2023 or tax year beginning, 2023, ending, 20

A S election effective date 06/01/1986	TYPE OR PRINT	Name ART'S SANDWICH SHOP, INC.	D Employer identification number 59-2675049
B Business activity code number (see instructions) 722513		Number, street, and room or suite no. If a P.O. box, see instructions. 1018 S.ORANGE BLOSSOM TRAIL	E Date incorporated 06/01/1986
C Check if Sch. M-3 attached		City or town, state or province, country, and ZIP or foreign postal code ORLANDO FL 32805-3760	F Total assets (see instructions) \$ 139,277.
G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. Yes No			

H Check if: (1) Final return (2) Name change (3) Address change (4) Amended return (5) S election termination

I Enter the number of shareholders who were shareholders during any part of the tax year 1

J Check if corporation: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

Caution: Include only trade or business income and expenses on lines 1a through 22. See the instructions for more information.

Income	1a	Gross receipts or sales	482,233.	b	Less returns and allowances		c	Balance	1c	482,233.	
	2	Cost of goods sold (attach Form 1125-A)								2	123,205.
	3	Gross profit. Subtract line 2 from line 1c								3	359,028.
	4	Net gain (loss) from Form 4797, line 17 (attach Form 4797)								4	
	5	Other income (loss) (see instructions—attach statement)								5	
	6	Total income (loss). Add lines 3 through 5								6	359,028.
s for limitations)	7	Compensation of officers (see instructions—attach Form 1125-E)								7	20,019.
	8	Salaries and wages (less employment credits)								8	140,006.
	9	Repairs and maintenance								9	3,990.
	10	Bad debts								10	
	11	Rents								11	21,000.
	12	Taxes and licenses								12	44,308.

Click Here For Financials

\$1.395M for the 3 properties and the business

1018 S Orange Blossom Tr

- 0.19 acres
- 1545 sf Restaurant with drive through
- 52 seats
- 16 parking spaces plus on street parking

1024 S Orange Blossom Tr

- 0.19 acres
- 2420 sf Retail - Lease \$2800 per month

1313 Monte Carlo St

- 0.15 acres
- 733 sf house - Lease - Vacant

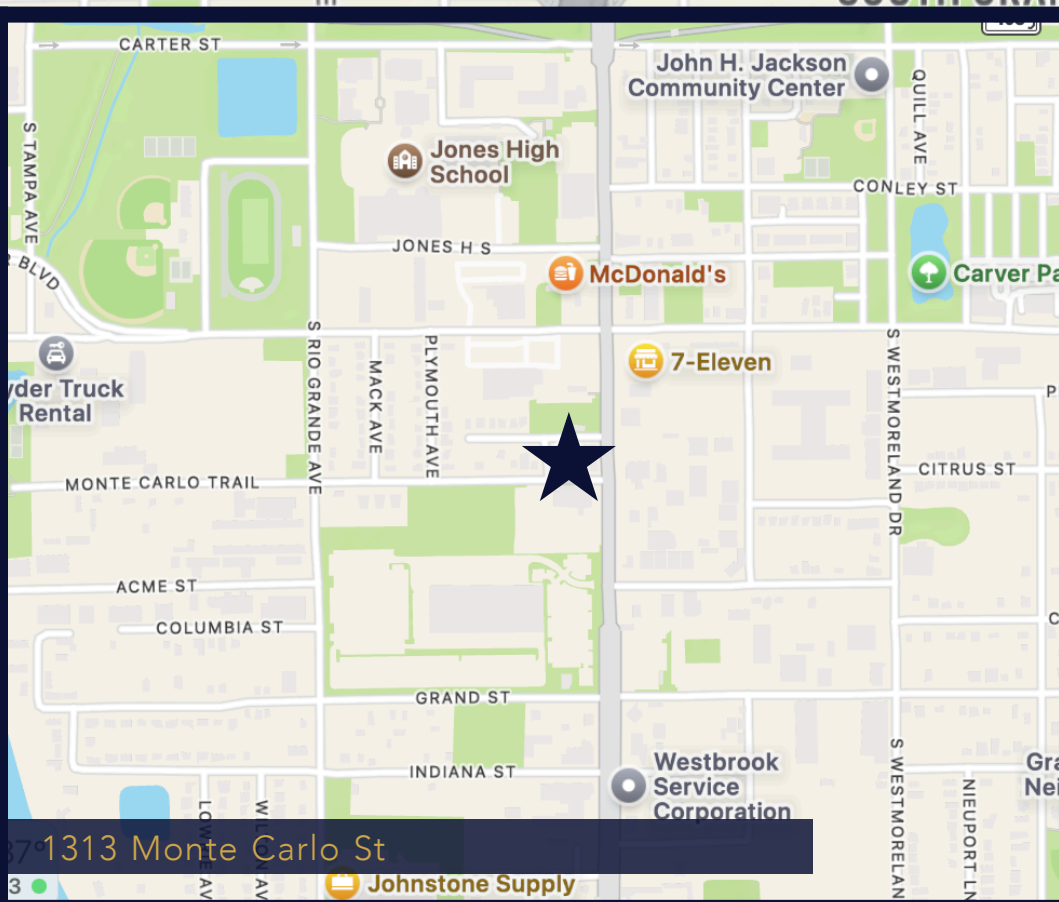
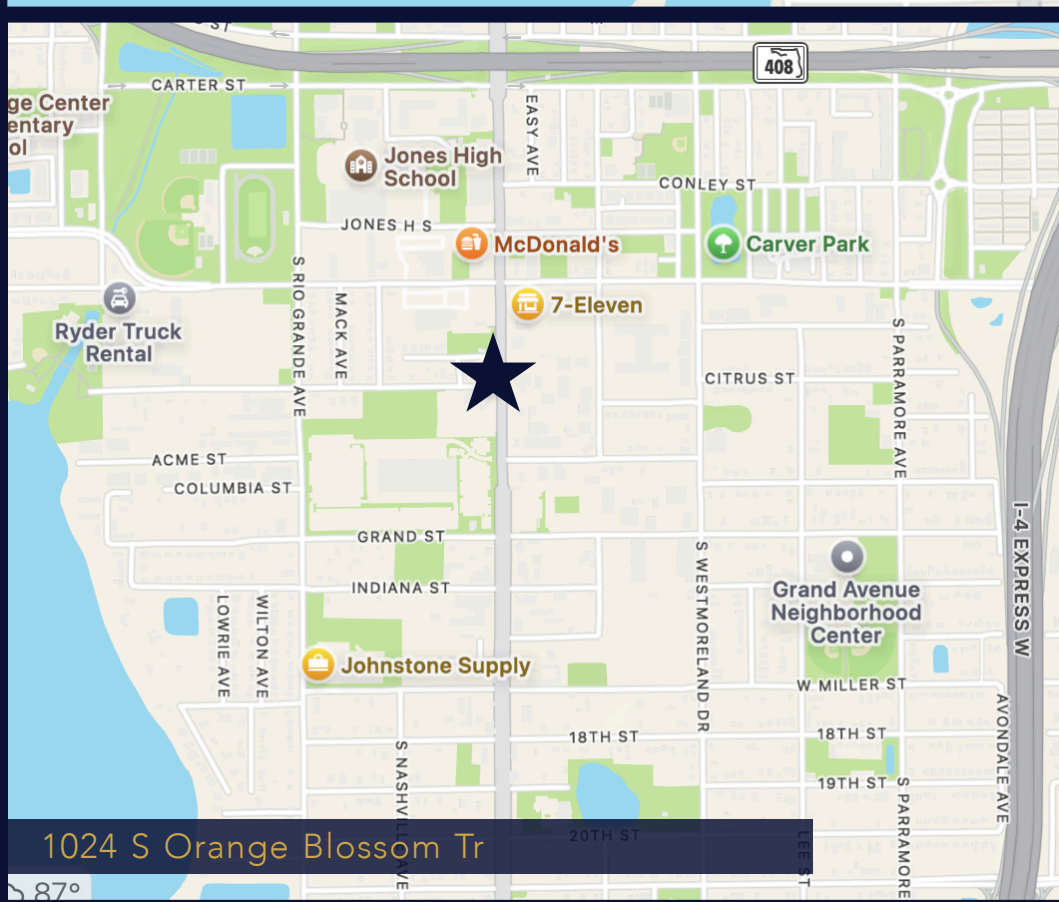
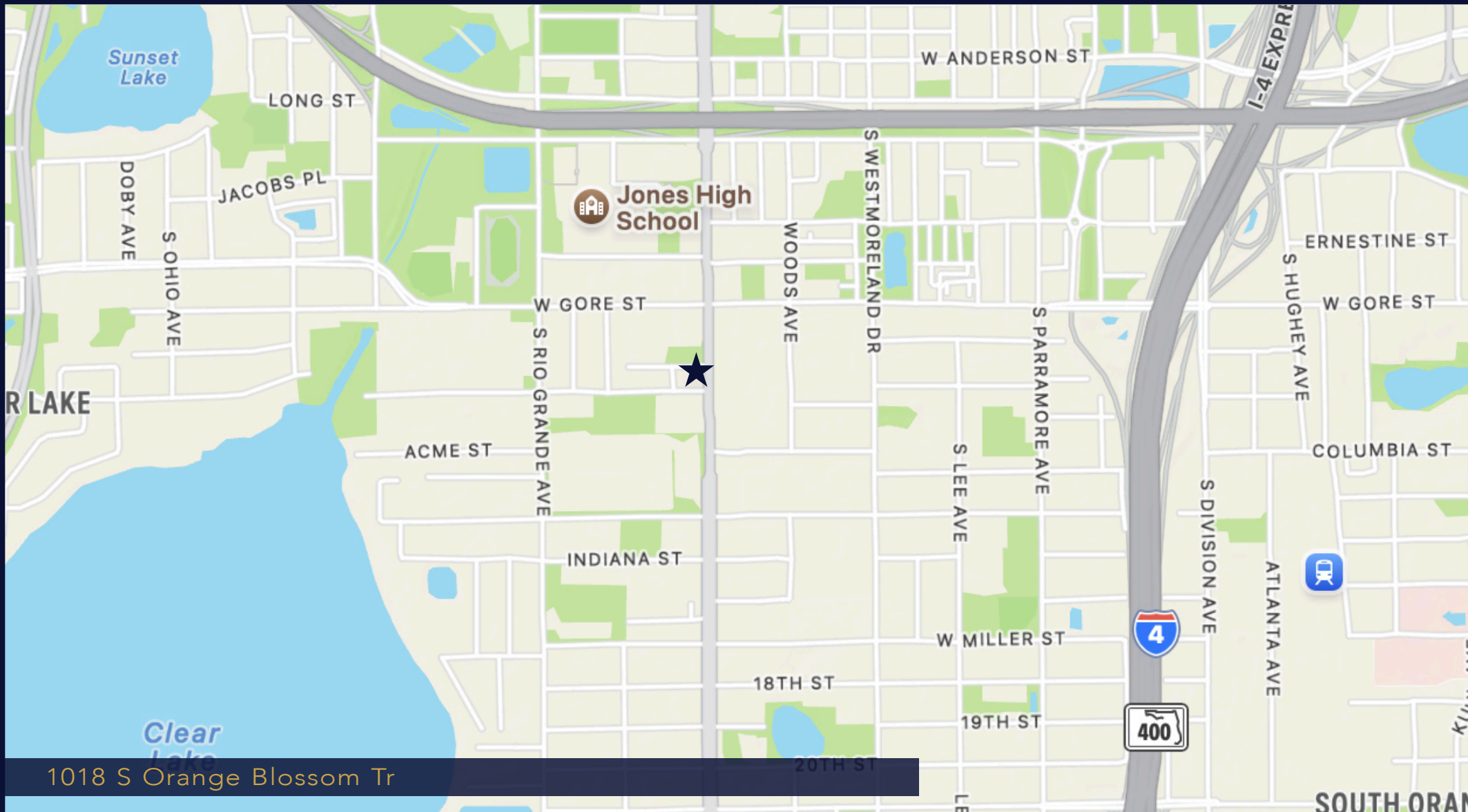


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MAPS OF LOCATION



CREATIVITY, LUXURY & INTEGRITY IN EVERY TRANSACTION

Managing Broker
Contact Us
Freddy De Coster
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PROPERTY PHOTOS

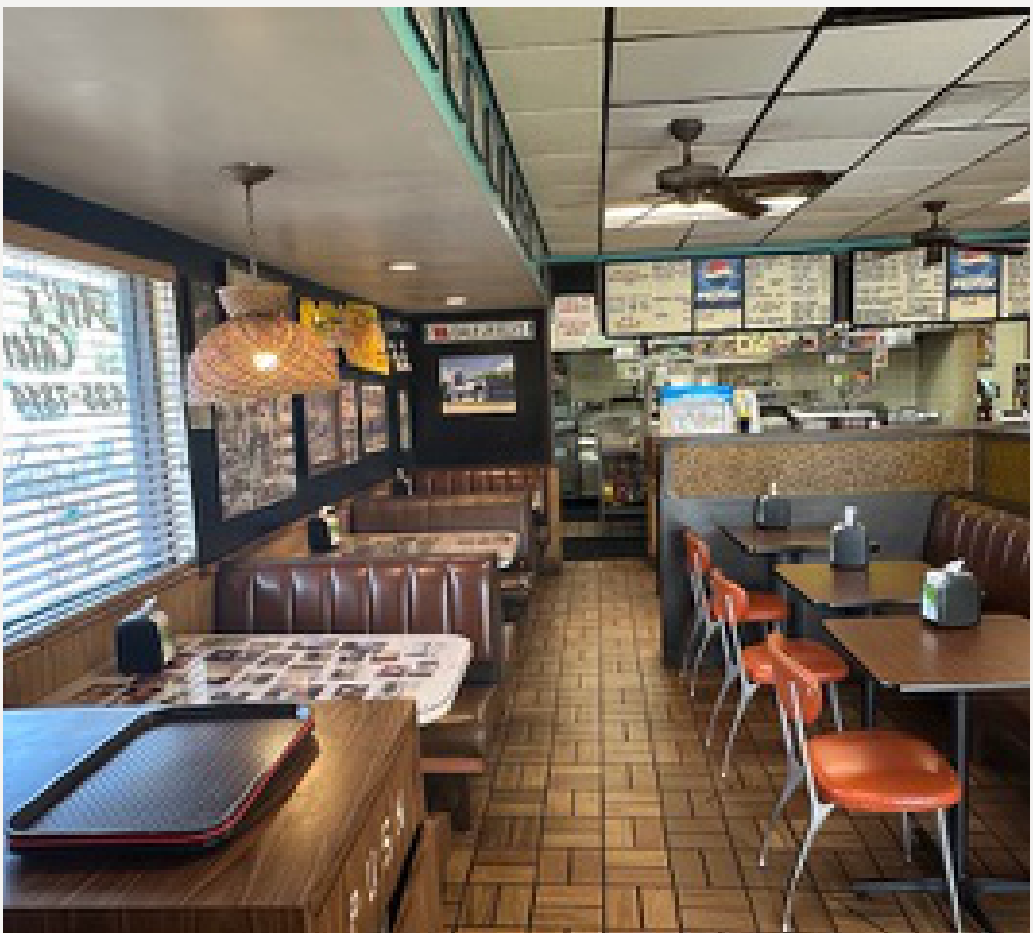
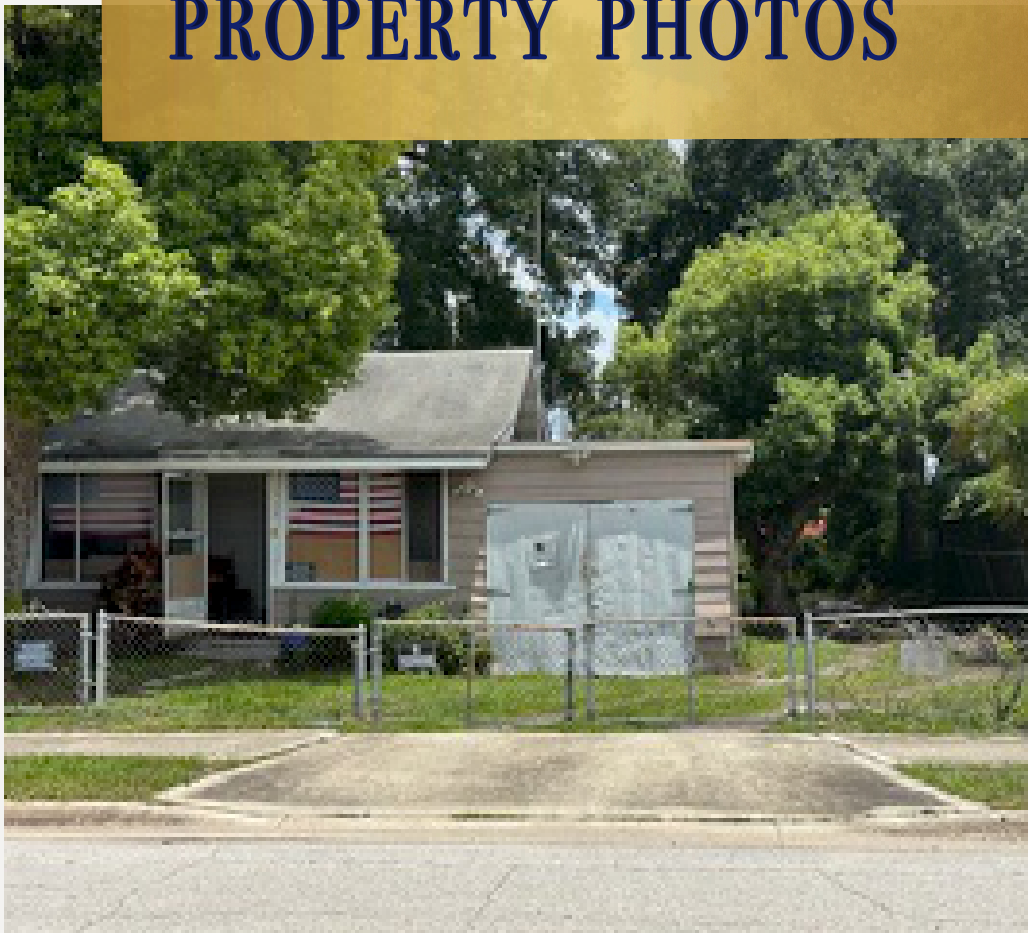


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