COCONUT CAFE

Established Restaurant & Hospitality Business

San Pedro, Ambergris Caye, Belize · Asking US$174,900



Presented by Grant Ice

An Established Island Restaurant, Ready For You

Since 2014 · Tres Cocos, San Pedro

A 12-year operating history built on handcrafted cuisine and cocktails, locally sourced food, sunset dining, community partnerships, private events, private chef service and catering.

Relocated in July 2025 to the central and growing Tres Cocos neighborhood.

Turnkey: step in and continue operations with ease.





At A Glance

- Operating since 2014
- Relocated to Tres Cocos, July 2025
- San Pedro, Ambergris Caye, Belize

2014
Established

4.7/5
Tripadvisor

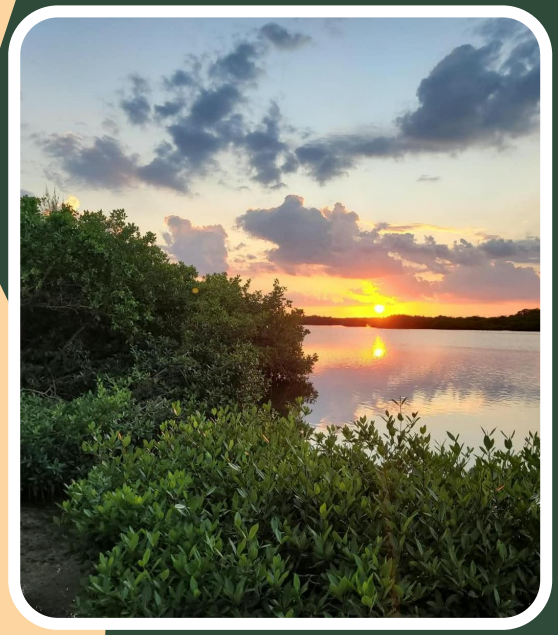
#12
San Pedro rank

12
Years operating

Tripadvisor rating 4.7/5 and a ranking of #12 among 235 San Pedro restaurants, as of October 2026.

Sunset Dining On The Lagoon

Lagoon-side sunset dining in a setting described as unaffected by the sargassum conditions experienced at some coastal locations, in the heart of the growing Tres Cocos neighborhood.





- **Handcrafted cuisine**
- **Locally sourced food**
- **Handcrafted cocktails**
- **Personalized hospitality**

Three Revenue Channels

Dining & Beverages

Restaurant dining, handcrafted cocktails and locally sourced food.



Events & Private Events

Community events, private functions, group dining and celebrations.



Private Chef & Catering

Private chef service and catering for visitors, residents and groups.



A PROVEN TRACK RECORD OF

Profitability

An established business with consistent profitability, operational resilience, and continued success.

CONSISTENT PROFITABILITY

Profitable operations across multiple years, with a strong foundation for continued success.

OPERATIONAL RESILIENCE

Maintained profitability during a business relocation in 2025, demonstrating adaptability and stability.

CURRENT PERFORMANCE

Positive net earnings through September 2026 (year to date).

2021 — 2022 — 2023 — 2024 — 2025 — 2026 YTD

Historical financial statements and additional performance details available to qualified prospective buyers.

DETAILED FINANCIALS AVAILABLE

Financial Performance Overview

Six years of positive results | Consistent profitability | A strong foundation for growth

Year	Gross Sales	Net Profit	Net Margin
2021	$212K	$24K	11.3%
2022	$220.5K	$14.5K	6.6%
2023	$170.5K	$14.5K	8.5%
2024	$223.5K	$23K	10.3%
2025	$193.5K	$7.5K	3.9%
2026 YTD	$174K	$21K	12.1%

$170.5K – $223.5K
Gross sales range, 2021–2025

$7.5K – $24K
Net profit range, 2021–2025

$174K sales / $21K profit
2026 year to date (Jan–Sep)

Profitable every year
2021 through 2026 YTD

All figures in USD (converted at 2 BZD = 1 USD). 2025 includes relocation and ~3 months closed. 2026 = Jan–Sep. Detailed financial statements available to qualified buyers.

What The Buyer Gets

A turnkey handover: licenses, systems, equipment and brand, so a new owner can step in and continue operations.



Licenses & Legal

Trade license, Liquor license and LLC, plus the business's accountant and legal representative.

POS, Systems & Banking

Operating procedures and systems, POS, bank account and credit card processing.

Equipment & Inventory

All furniture, fixtures and equipment; golf cart with permit; food and beverage inventory; merchandise.

Brand & Reputation

Concept, branding, menu, recipes, supplier relationships, website, social media, online advertising and reviews.

Room To Grow

Also: optimize the layout, seating and event space; enhance the sunset experience; expand catering and private chef.

- Add breakfast & lunch service
- Weekly events, themed nights, live entertainment & weddings
- Roadside signage + short-form video (TikTok, Reels)
- Partnerships with Tres Cocos businesses, hotels, rentals, tour operators





Prime Location

01

Tres Cocos, San Pedro

Since July 2025 the cafe sits in the heart of the central and growing Tres Cocos neighborhood of San Pedro, Ambergris Caye, with lagoon-side sunset views.

02

Belize's Leading Tourism Destination

San Pedro, Ambergris Caye is Belize's leading tourism destination, with visitors, local residents and private groups to serve.

A Look Inside

Sunsets, food, cocktails and events on the lagoon in Tres Cocos.















FOR SALE

Coconut Cafe
Asking US$174,900

Let's Talk

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