

## CONDAMINE - EXCELLENT LOCATION FOR THIS RESTAURANT

For sale Monaco

1 500 000 €

Ideal location for this wonderfully positioned restaurant in La Condamine.

Product type	Commercial enterprise	Num rooms	2 rooms
Total area	85 m <sup>2</sup>	City	Monaco
Living area	65 m <sup>2</sup>	Condition	Very good condition
Terrace area	20 m <sup>2</sup>	Floor	RDC

In the dynamic Condamine district, very close to the Port Hercule and public transport, this establishment benefits from a good residential clientele, but also a travelling clientele due to its location, drained by international events such as the Formula 1 Grand Prix, the Monaco Yacht Show, the Jumping International, and others...

Composed of 2 main rooms with large windows, a cloakroom for the personnel, toilets and a kitchen entirely equipped with top-of-the-range materials, this local also has a pleasant covered terrace with its bio climatic pergola of 20m<sup>2</sup> on the Public Domain, allowing it the exercise of its activities of snack-bar, restaurant, tea room, ice cream as well as take-away sales and delivery service.

Superb business that only needs to develop further.

Possibility to buy the commercial walls for € 4.450.000.

