



## CONDAMINE - FOOD BUSINESS - PERFECT LOCATION

Professional sale

Co-exclusive

890 000 €

<i>Product type</i> <b>Commercial enterprise</b>	<i>Num rooms</i>
<i>District</i> <b>Condamine</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>90 m<sup>2</sup></b>
<i>Terrace area</i> <b>8,50 m<sup>2</sup></b>	<i>Total area</i> <b>98,50 m<sup>2</sup></b>
<i>Floor</i> <b>Ground floor</b>	<i>Condition</i> <b>Very good condition</b>
<i>Furnished</i> <b>Yes</b>	<i>Release date</i> <b>Shortly</b>
<i>Ref.</i> <b>C1029</b>	

In the very living district of the Condamine, on a pedestrian street near the Princesse Caroline street, commercial premises in perfect condition and ready to use, with a terrace. Good deal.

Ideally located in the dynamic area of the Condamine district, with its lively market, many shops and restaurants.

Strategic location a few steps away from the Hercule port, the train station and the famous starting grid of the Formula 1 Grand Prix.

This 90 sqm commercial premises in perfect condition and ready-to-use, with a 8.5 sqm terrace and a storehouse in the basement, is composed as follow:



- On the ground floor, a room of about 50 sqm with toilet and kitchen that can welcome 25 guests
- On the basement, a cloakroom, a storehouse, a cold room
- A terrace that can welcome 20 guests

All activities are authorized. Regarding the restaurants, only the meals with law cooking will be authorized.

Furniture included in the sale price.

Monthly rent of € 3 526 + charges.



