



## Restaurant for Sale - Prime Location in Monaco

Professional sale

2 400 000 €

<i>Product type</i> <b>Commercial enterprise</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>District</i> <b>Port</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>130 m<sup>2</sup></b>	<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Very good condition</b>	<i>Ref.</i> <b>VMO-0225-27C</b>		

### Restaurant for Sale - Prime Location in the Heart of Monaco's Port

Ideally located in Monaco's prestigious port, this restaurant enjoys a **strategic location** and a **pleasant setting**, making it an excellent opportunity for a successful restaurant business. Recently renovated, it is in **excellent condition** and features a **well-equipped and well-maintained kitchen**.

#### Property Features

- **Authorized Activity:** Traditional restaurant, bar, pizzeria, ice cream parlor, with the possibility of selling takeaway drinks.
- **Total Surface Area:** Approximately **130 m<sup>2</sup>**, spread over multiple levels:
  - **Ground floor:** Dining area (**60 m<sup>2</sup>**) + covered terrace (**approx. 35 m<sup>2</sup>**, renewal required annually).
  - **Mezzanine:** **20 m<sup>2</sup>** space with office and air conditioning.
  - **Basement:** Fully equipped kitchen, staff areas, restrooms (**50 m<sup>2</sup>**) + additional cellar.
- **Capacity:** Approximately **75 seats**.
- **Equipment:** New exhaust duct, delivery access, kitchen in excellent condition, air-conditioned



mezzanine, covered terrace compliant with regulations.

### Legal and Financial Information

- **Legal Structure:** Société Anonyme Monégasque (S.A.M.).
- **Monthly Rent:** **€4,070** (premises) + **€70** (cellar) + **€700** (built terrace).
- **Commercial Lease:** In force since **1951**, renewed under **law n°490 (3,6,9 years)**.

