



Restaurant for Sale – Prime Location in Monaco

Professional sale

2 000 000 €

<i>Product type</i> Commercial enterprise	<i>Num rooms</i> 3 rooms	<i>District</i> Port	<i>City</i> Monaco
<i>Country</i> Monaco	<i>Living area</i> 130 m²	<i>Bathrooms</i> 2	<i>Floor</i> Ground floor
<i>Condition</i> Very good condition	<i>Ref.</i> VMO-0225-27C		

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 m²**, spread over multiple levels:
 - **Ground floor:** Dining area (**60 m²**) + covered terrace (**approx. 35 m²**, renewal required annually).
 - **Mezzanine:** **20 m²** space with office and air conditioning.
 - **Basement:** Fully equipped kitchen, staff areas, restrooms (**50 m²**) + additional cellar.
- **Capacity:** Approximately **75 seats**.
- **Equipment:** New exhaust duct, delivery access, kitchen in excellent condition, air-conditioned



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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)**.

