MONACO PROPERTIES
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

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Monaco – Condamine – Restaurant business for sale

Professional sale

2 000 000 €

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

Restaurant Business for Sale – Condamine, Near Monaco's Port

Located near Monaco's port, this restaurant enjoys a strategic location and a pleasant setting, suited to a 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 mezzanine, covered terrace compliant with regulations.

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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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).

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