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# BUSINESS FOR SALE– CENTRAL LOCATION – MONACO

Professional sale | Sole agent | 1 200 000 €

| | |
|---|---|
| *Product type*<br>**Commercial enterprise** | *District*<br>**Monte-Carlo** |
| *City*<br>**Monaco** | *Country*<br>**Monaco** |
| *Living area*<br>**43 m²** | *Cellars*<br>**2** |
| *Floor*<br>**Ground floor** | *Furnished*<br>**Yes** |
| *Release date*<br>**Quickly** | *Ref.*<br>**MIMM170326** |

Located in the heart of the Monte-Carlo district, this commercial premises benefits from a strategic location and excellent visibility thanks to its storefront facing a busy thoroughfare. Positioned directly opposite Saint-Charles Church, it enjoys a dynamic environment with consistent pedestrian traffic.

Formed by the merger of two commercial units, the property offers a functional and well-optimized layout, suitable for immediate operation.

Key features:
• Clearly identifiable location
• Strong visibility and steady foot traffic
• Optimized layout following the merging of the two units
• Valuable storage spaces

The business is operated under a lease allowing beauty treatments, nail services and related activities, enabling an immediate takeover.

It consists of:

- Commercial area of **approximately 43 m²**
- Spaces with windows on the street
- Water points
- **2 cellars**,



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