



# JOHN TAYLOR

LUXURY REAL ESTATE SINCE 1864

John Taylor

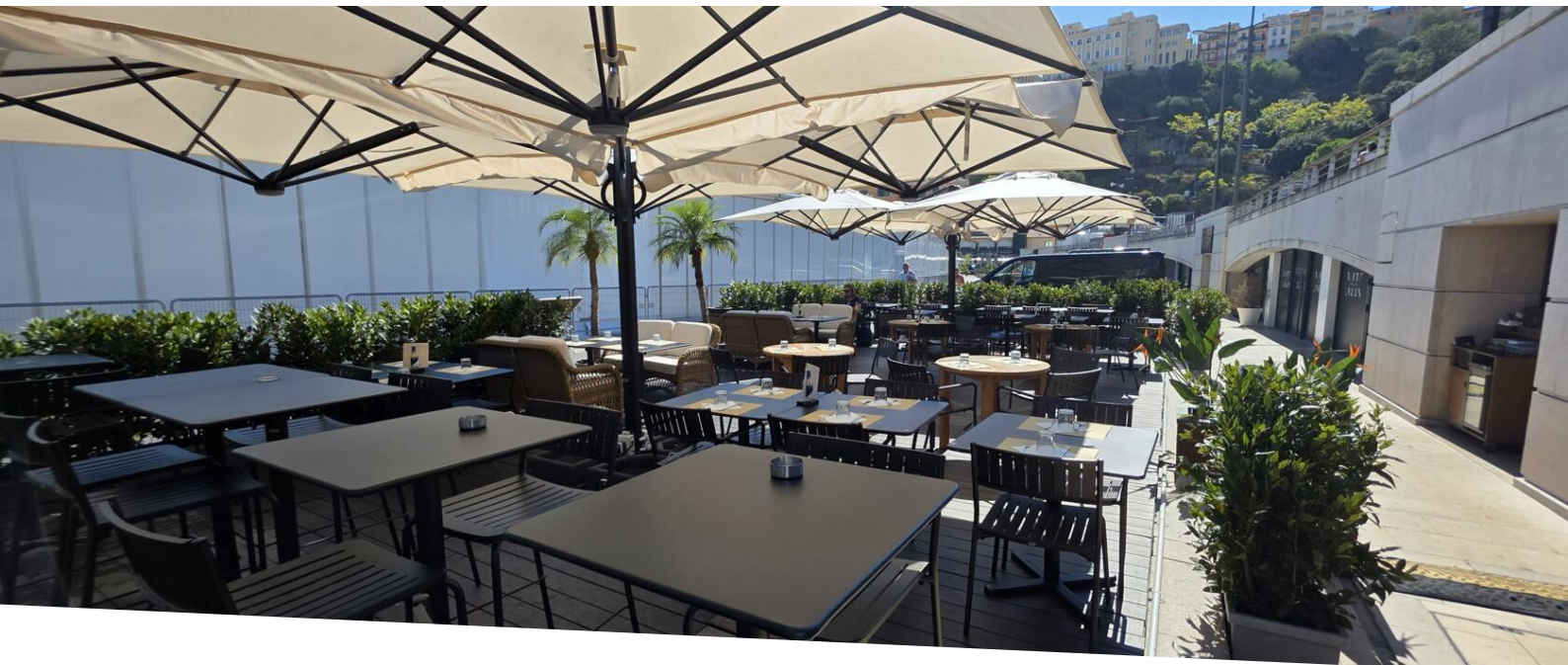
20, boulevard des Moulins  
98000 Monaco

Jean-Yves LE GRAVEREND

Phone : +377 6 07 93 46 21/+377 93 50 30 70

jylg@john-taylor.com

www.john-taylor.fr/agence-immobiliere-de-prestige/monaco



## Le Port - Route de la Piscine - Restaurant

Professional sale

Sole agent

3 200 000 €

<i>Product type</i> <b>Commercial enterprise</b>	<i>District</i> <b>Condamine</b>	<i>City</i> <b>Monaco</b>	<i>Country</i> <b>Monaco</b>
<i>Total area</i> <b>223 m<sup>2</sup></b>	<i>Ref.</i> <b>V1882MC</b>		

Located in the heart of Monaco, in the commercial area of the Darse Sud port, this premises benefits from a strategic location within a dynamic and heavily frequented environment.

With a total interior area of approximately 223 sqm, it also offers a pleasant outdoor terrace of about 196 sqm, ideal for welcoming customers in all seasons.

The property is intended for a bar and restaurant activity, with the possibility of take-away sales and delivery service, as well as organizing musical events (subject to applicable administrative permissions).

Capacity:

Interior: approximately 58 seats

Exterior: approximately 50 seats (expandable up to 60)

This property presents a rare opportunity to develop a catering activity in a sought-after area, benefiting from high visibility and a constant flow.



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