

## COMMERCIAL WALLS FOR SALE - Waterfront/Rue Princesse Caroline

For sale Monaco

**Sole agent**

**2 500 000 €**

Strategic location with high pedestrian traffic, offices, shops and residents nearby.

Product type	Commercial premise	Num rooms	-
Living area	32 m <sup>2</sup>	District	Condamine
View	town	City	Monaco
Condition	Very good condition	Floor	Ground floor

SOLE AGENT and rare opportunity in Monaco!

In the highly sought-after district of La Condamine, a stone's throw from Port Hercule and its many events such as the F1 Grand Prix, the Jumping, the Monaco Yacht Show, this restaurant/snack bar benefits from a large local and tourist influx.

Description of the trade:

- **Activity** : Food trade / no-cook catering (sandwich shop, poke bowls, salads, cold dishes, etc.)
- **Kitchen** equipped for food preparation without extraction or cooking.
- **Outdoor terrace** allowed, offering excellent visibility and attendance

Additional information:

- **Commercial walls** sold freehold.
- Business license in good standing.
- Loyal local and tourist clientele.
- Ideal for investors or professionals wishing to set up in Monaco.

For more information or to arrange a visit, please contact us.

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