

## BUSINESS FOR SALE- CENTRAL LOCATION - MONACO

Professional sale

Sole agent

890 000 €

<i>Product type</i> <b>Commercial enterprise</b>	<i>District</i> <b>Monte-Carlo</b>
<i>City</i> <b>Monaco</b>	<i>Country</i> <b>Monaco</b>
<i>Living area</i> <b>43 m<sup>2</sup></b>	<i>Cellars</i> <b>2</b>
<i>Floor</i> <b>Ground floor</b>	<i>Furnished</i> <b>Yes</b>
<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>MIMM170326</b>

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 m<sup>2</sup>**
- Spaces with windows on the street
- Water points
- **2 cellars,**

