

270 000 €

**Occupational**

**Surface : 60 m²**

**Features :**

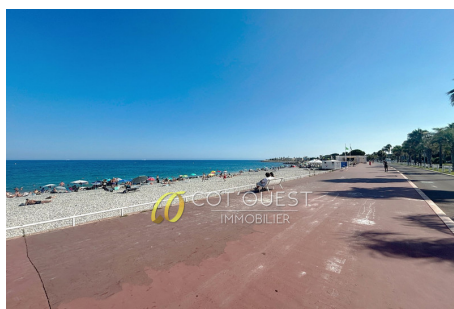
metal curtain, extraction



Nice

**NICE WEST Carras district Shopping district / Iconic Nice establishment / High potential** Located in the heart of the Carras shopping district, this iconic establishment, founded in 1988, is renowned for its Niçoise specialties. It enjoys excellent local reputation. Currently underutilized due to the impending retirement of the manager, this business offers strong growth potential. Opportunities to seize: - 40 m² indoor room with 20 seats, closed since the Covid period, can be reopened to increase capacity. - Large indoor bar equipped (LICENSE III, beer tap, coffee machine), currently not in use. - Limited hours: open only Wednesday to Sunday, from 10 a.m. to 1 p.m. (everything is generally sold out by late morning). Significant potential for afternoon and evening openings. - Annual closure of 3 to 5 weeks over the past five years. - Development possible via delivery platforms (fast food). Additional information: 2024 turnover: €180,000...

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Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice  
Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - [info@cotouest-immobilier.com](mailto:info@cotouest-immobilier.com)

Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

Code NAF 6831 Z - CGA IM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.