



Ref.-ID: R4978981

Los Pacos

Коммерческая



2



95 m2

Discover this bar in the coveted Los Pacos neighborhood, strategically located near schools, bus stops, a dog park, supermarkets, and residential areas, in an area with no direct competition. The venue offers 95 m<sup>2</sup> of indoor space and a 23 m<sup>2</sup> terrace, perfect for enjoying a relaxed and cozy atmosphere. Additionally, in front of the bar there is public parking, which adds an extra level of convenience for its customers. Among its facilities, two full bathrooms stand out, along with a fully equipped kitchen featuring electrical appliances and a gas pizza oven with a gas cylinder, allowing for a varied menu of meals, breakfasts, and snacks. The bar also features a display refrigerator, a tobacco machine, a slot machine, and two LED screens—elements that reinforce the modern and functional ambiance of the establishment. With a solid base of regular customers and operating normally, this bar represents a unique opportunity to take over a well-established business in a high-traffic area. Don't miss this chance to invest in an establishment with all the competitive advantages!

**Расположение**

- ✓ Близко к школам
- ✓ Урбанизация

**Парковка**

- ✓ Открытая

**ОРИЕНТАЦИЯ**

- ✓ Северо-восток

**Состояние**

- ✓ Хорошее

**Особенности**

- ✓ Крытая терраса

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная