



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

187 000 €

Professionnel

Surface : 99 m<sup>2</sup>

General condition : Exceptionnel

Amenities :

Cuisine équipée pro, Extraction, Monte-charge ( a remettre en fonctionnement)



M1291 Paris

**\*\*! EXCLUSIVE OFFER !\*\*** L'Agence&Vous, Océane VITTEZ 0760797820, is offering for sale the business assets of a coffeeshop ideally located in the 11th district of Paris, right in the heart of a very busy street. Operating for 6 years, the establishment enjoys a loyal customer base and an excellent reputation thanks to its high-quality French artisanal offerings. The premises: - Total area: 99 m<sup>2</sup> - Dining/Sales area: around 60 seats: 45 m<sup>2</sup> - Kitchen in the basement: 19 m<sup>2</sup> - Accessible restroom + lobby: 15 m<sup>2</sup> - Storage + cloakroom The space is in perfect condition, completely renovated with taste, featuring a modern and refined atmosphere. All equipment is included in the sale: furniture (tables, chairs, shelves), fully equipped and compliant kitchen. The setup is ready for immediate operation. Business sale price: €170,000 Average turnover (3 years): €320,000 Monthly rent: €4,500 Commercial lease: 3/6/9 years

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