



Commercial real estate / Barcelona / Sants Montjuic

## Commercial property in Sants Montjuic

Sants Montjuic, Barcelona

315000 €

REF  
BA126

AREA  
134 m<sup>2</sup>

BATHROOMS

ROOMS



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# Commercial property in Sants Montjuic

## Restaurant with a C3 license in the Poble Sec district

An exclusive opportunity to purchase an existing restaurant and commercial property in one of Barcelona's most sought-after areas.

This fully operational restaurant, with proven revenue and an impeccable reputation, is for sale. The price includes not only the business but also the premises themselves, eliminating rent payments for the new owner and ensuring maximum profitability from day one.

### Key Benefits

- \* The C3 license is valid, fully compliant with all regulatory requirements, and has no restrictions.
- \* The premises are 114 m<sup>2</sup> in size, efficiently designed for efficient restaurant operation.
- \* An internal courtyard of approximately 80 m<sup>2</sup> offers additional utilisation options.
- \* A mezzanine level can be used for office and administrative space.
- \* A dining room with 28 seats.
- \* A licensed terrace with 5 tables in a busy pedestrian area popular with locals and tourists.
- \* The restaurant is fully equipped with professional equipment and is ready to resume operations without additional investment.

### Prestigious Location

The property is located in the heart of Poble Sec, one of Barcelona's most dynamically developing neighborhoods. High pedestrian traffic, developed infrastructure, convenient public transportation, and a constant flow of locals and tourists make this location particularly attractive for the restaurant business.

A rare offering in the Barcelona market – a turnkey restaurant, commercial real estate ownership, and stable income all in one property.

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