

**Commercial Activity**  
**Soprazocco (Bariaga)**  
**€ 200.000 negotiable**  
**Ref. 33091022-213**



**100 sq.m. | Bathrooms: 2 | Rooms: 3**

Ref: DM-022-213

Bar-Tobacconist Business with Various Licenses for Sale in Gavardo

Located in the heart of a lively hamlet of Gavardo, this Bar-Tobacconist business is an unmissable opportunity for anyone looking for a solid and profitable investment. Strategically positioned next to the nursery, primary school, oratory, pharmacy, dentist, general practitioner and church, this venue boasts an ideal position to attract a diverse clientele.

Main features:

Various Licenses: Our business is equipped with various licenses, including the tobacconist license, slot room, cigarette and snack/drink vending machine. Strategic Position: Adjacent to important services such as kindergarten, school, pharmacy and others, guaranteeing a constant flow of customers. Large Demonstrable Drawer: The excellent demonstrable drawer attests to the financial solidity of the business, generating sufficient income to support a family and employ at least 2 people. Adequate rent with newly renewed contract. The rent also includes the stalls, parking and a garage for the manager. Special Offer:

Estimated Value: An income estimate values this business at €250,000. Sales Price: Exceptionally offered at only €200,000 due to a family emergency. A unique opportunity! Reliable Income:

Various services: Lotto, SuperEnalotto, SISAL, Scratch cards, Mooney services, Lottomatica, revenue stamps, payment of postal bills, bank transfers, telephone top-ups and PostePay. High walkability: The presence of an ATM at the entrance to the venue generates great walkability, further increasing your earning potential. Flexible Purchasing Options:

Separate Sale: The owner is also evaluating the separate sale of the bar from the tobacconist, requiring Italian citizenship and a tobacco license. Don't miss this extraordinary investment opportunity! Contact us now for more details and to organize a visit to the venue. Be a part of this profitable business and enjoy the fruits of a safe and promising investment.

## Property details

**Address:** Via Bariaga, 11

**Bathrooms:** 2

**Rooms:** 3

**State of Preservation:** Discreet

**Uncovered sq.m.:** 20 sq.m.

**Number Of Windows:** 2

**Indipendent heating:** Indipendent



