

Commercial Activity

€ 150.000

Ref. 33091022-280



304 sq.m. | Bathrooms: 2

Ref: DM-022-280 Established artisan business for sale.

Strategically located along a main road connecting the towns on the Brescian shore of Lake Garda, the sale of a historic artisan business, operating for over 20 years and boasting a solid turnover, is being proposed due to a lack of generational turnover. This sweet and savory pastry shop, producing leavened products and bread, works continuously with wholesalers, bars, pastry shops, restaurants, and bakeries, as well as events and catering. The presence of multiple sales channels makes the business stable and well-structured throughout the year, with significant peaks during peak tourist periods and holidays. The approximately 300 square meter workshop has been renovated and reorganized over time by an industry professional to maximize operational functionality: rational spaces, all on a single level, designed for smooth and efficient production. The sale price includes all professional equipment, including an oven, proofing chamber, cooktops with hood, cold rooms, a Koma blast chiller and storage room, a grease trap, etc., allowing for immediate takeover without the need for additional investments. Significant structural and system improvements have been carried out over the years, including a new roof and the installation of a 20 kWp photovoltaic system in 2025, with obvious benefits in terms of energy cost savings. The business employs qualified staff (5 employees in the low season and up to 8 in the high season) and is already perfectly organized to handle medium to high workloads. Of particular interest to investors is that the current owners have chosen to work only four days a week and observe annual closures, thus leaving ample room for growth in their already very strong revenue. Their clientele extends from the Valtenesi area to Brescia and Lake Idro. They are a solid clientele, with regular payments, mostly made via direct remittance following invoice transmission. The sale price is €150,000, with the property leased under a 6+6 contract at €2,300 per month. This is the ideal solution for those seeking a solid, fully equipped, established business with immediate growth potential in one of Northern Italy's most dynamic tourist areas.

This announcement is for informational and commercial purposes only; the information provided has no contractual value and is subject to change.

Property details

Address: VIA NAZIONALE, 64B

Bathrooms: 2

State of Preservation: Excellent

Independent heating: Independent









