

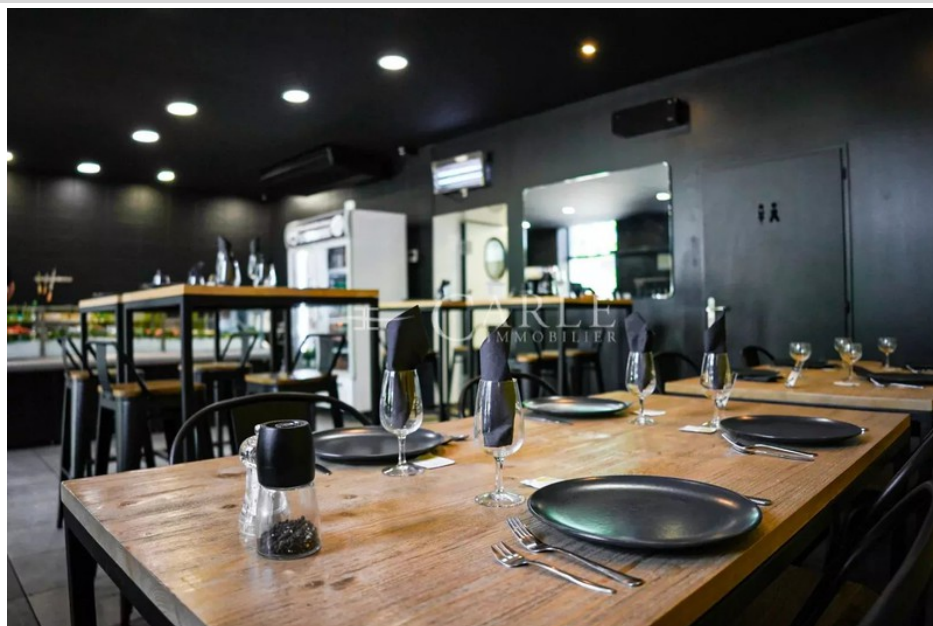
€ 262 500

**Occupational**

Surface : 103 m²

**Features :**

Air conditionné, double glazing, Internet, electric shutters, Éclairage extérieur, Fibre optique, Alarme, Conduit d'extraction, En coin de rue, Adoucisseur d'eau, Stores, Alarme incendie, Vidéo surveillance, Faux plafond, Porte coupe-feu, Quai de déchargement, Réseau informatique



**214 Genas**

If you're looking for a unique opportunity, look no further! Come and discover this business with its main activity as a fishmonger, complemented by a secondary activity as a restaurant. Ideally located on the Place d'Azieu, with a beautiful terrace, optimal visibility, loyal customers and excellent reputation, this establishment is situated in a strategic location close to numerous parking lots. Its dual activity will enable you to attract both a regular clientele looking for seafood products and a clientele wishing to enjoy a moment with friends around a land and sea menu, on the terrace or indoors in a beautifully renovated room. The fishmonger's interior has been carefully designed to create a warm and welcoming environment for customers. The decoration is both modern and elegant, creating a friendly and pleasant atmosphere. What's more, the establishment is equipped with a fully-equipped kitchen featuring quality materials. Contact us for more information on this property and on the administrative and procedural aspects of its sale.

Information on the risks to which this property is exposed is available on the Georisques website: [georisques.gouv.fr](http://georisques.gouv.fr) \*\* This property is presented to you by Rodolphe ROL, independent sales agent registered with the Lyon R.S.A.C. under

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08/05/2024 - Prix T.T.C

