

A UNIQUE INVESTMENT OPPORTUNITY IN THE HEART OF MENORCA (Es Migjorn Gran)

0	3	180 m²	0 m²	940.000€
Bedrooms	Bathrooms	Built	Total	Price

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Description

A once-in-a-lifetime investment opportunity in Menorca. The iconic Bar Peri is now on the market: a property with a long-standing reputation, a loyal clientele and an absolutely strategic location that guarantees steady income and exceptional peaks in turnover.~~This is much more than just a bar: it is the nerve centre of the town, the place where everything happens. And now, with a key distinguishing feature that boosts its investment appeal:~~DOUBLE LINES OF INCOME: HOSPITALITY + LOTTERY~~On the ground floor, in addition to the main bar business, the property houses a State Lottery and Betting office, providing an additional, constant and highly profitable source of income.~~This combination makes the property a solid, diversified and resilient business model, with a continuous flow of customers throughout the day and all year round.~~PROVEN HIGH PROFITABILITY~~Its prime location means cash flow skyrockets at key times in the local calendar:~~Sant Cristòfol de Ses Corregudes patron saint's festivities~Migjornale~Summer night market "Dimarts as Migjorn" (every Tuesday in July and August)~Three Kings' Parade~Easter processions~Cultural and social events of all kinds~~During these periods, footfall is massive, establishing the property as a genuine revenue-generating machine.~~FUNCTIONAL AND OPTIMISED LAYOUT~Ground floor: Fully operational bar, with direct access from the street, a toilet adapted for people with reduced mobility, and the National Lottery office, generating a constant flow of customers and cross-selling opportunities.~First floor: Separate kitchen and toilets, optimising operations and service capacity.~Second floor: Storage area and large bathroom, formerly the owners' home (mid-20th century), with potential for strategic conversion.~DISTINCTIVE ADVANTAGES FOR INVESTORS~Property with an established brand and island-wide recognition~Dual source of income (hospitality + lottery)~Recurring income + seasonal peaks of high turnover~Premium location, impossible to replicate~Business ready for immediate operation~Potential for growth and optimisation~~Investing in Bar Peri means securing a dominant position in the economic and social heart of Es Migjorn Gran, and by extension, its deep-rooted presence throughout Menorca.~A unique asset, offering real profitability and immediate potential.~~We would be delighted to show you this jewel in the centre of the island. Please contact us~~

Details

- ✔ Ref: 200JM171
- ✔ Disabled people building adapted
- ✔ Cornered
- ✔ Energy certification:
- ✔ Cornered
- ✔ Terrace