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Retail for Sale

Plaza Independencia Centro, Montevideo



Sale: US\$ 340,000

Maintenance : 15,000

Property type: Locale

Operation: Sale

- **Land:** 100.0 sqm
- **Building:** 300.0 sqm
- **Front measurement:** 10.9 m
- **Background measurement:** 13.8 m
- **Bathrooms:** 2
- **Half Baths:** 1
- **Stories:** 2
- **Land:** regular
- **Condition:** Good
- **Number of Elevators:** 1
- **Construction Quality:** Middle - High
- **environments:** 8

- | | | | |
|--|-------------------|----------------------------------|--|
| • Kitchen | • No Pets Allowed | • Water | • Cable |
| • Sewer | • Electricity | • Natural gas | • Internet |
| • Pavement | • Phone | • Dining Room | • Dining room |
| • Gallery | • Hall | • Laundry | • Basement |
| • Toilette | • Dressing room | • Tipo de Padrón del inmueble: 2 | • Ramo Del Comercio (en caso): Gastronomía |
| • Orientacion del Terreno (en caso): 2 | | | |

Property status

State: Good

Age: 2023

Without Mortgage: Yes

Description

It is a 300 m2 commercial and food place in unbeatable location in Centro neighborhood, on Independencia Square, department of Montevideo.

CURRENTLY RENTED AT 70,000 \$U PER MONTH, with a 3-year contract, starting in June 2024.

The property general state of conservation is very good, usable for commercial use, ideal for the installation of a gastronomic business due to its current conditioning, but it is also ideal for commercial use, office, company, exchange or financial house, payment or deposit network, among many others.

It is located in a strategic point of the city, where a residential-commercial urban area such as the Center and a commercial-financial hub such as the Old City meet, adding to the tourist interest and flow of tourists throughout the year.

In front of Independencia Square and just a few meters from our main avenue, 18th July and Sarandí pedestrian street, make the location very versatile for the implementation of any type of business.

With a very wide visibility from almost all points of the square, in a commercial and financial environment, a place with a very wide variety of services and a concentration of shops, companies and the public of all kinds in its vicinity, and, with very good locomotion to and from all of Montevideo, it becomes one of the most precious commercial points in the entire city, which invites you to invest.

Its strategic location, in front of Independencia Square and the great visibility of the premises, contribute by themselves, a lot of added value to this proposal.

The restaurant has 2 floors and also has a large basement with a walk in refrigerator, warehouse and freight elevator for the unloading of supplies directly to the warehouse from the street.

The first floor of 82 m2, presents a large lobby ideal for placing tables and chairs, a large counter with refrigerators, a kitchen with powerful extractions and access to the subfloor through a staircase. The glass doors and windows allow a clear view of the large vaulted gallery and Independencia Square.

The second floor is accessed by an internal staircase that is in the lobby. It has an area of 82 m2, another bar ideal for serving and preparing drinks, and the placement of tables, chairs, 2 full bathrooms (men and women), armchairs against the walls, a room behind the bar with a bathroom and a beautiful view of the gallery and part of Independencia Square through a large arched window, which in turn allows the entry of a large amount of natural light.

The 144 m2 basement has large spaces and shelves for storing products at room temperature, a large industrial walk in refrigerator for refrigerated products and has an elevator through which orders from suppliers can be downloaded from the street, directly to the warehouse, with access from Independencia Square.

All these characteristics suggest the ideal use of the place for a restaurant or gastronomic establishment, but it could act as a financial house, payment network or any other type of business.

Annual contribution tax: 64.000 pesos

Annual primary tax: 16.000 pesos

Common expenses: 15.000 pesos

Do not hesitate to consult and coordinate a visit to see the full potential of the property.

Real estate commission corresponding to 3% + IVA

Location

Plaza Independencia , Centro, Montevideo

References

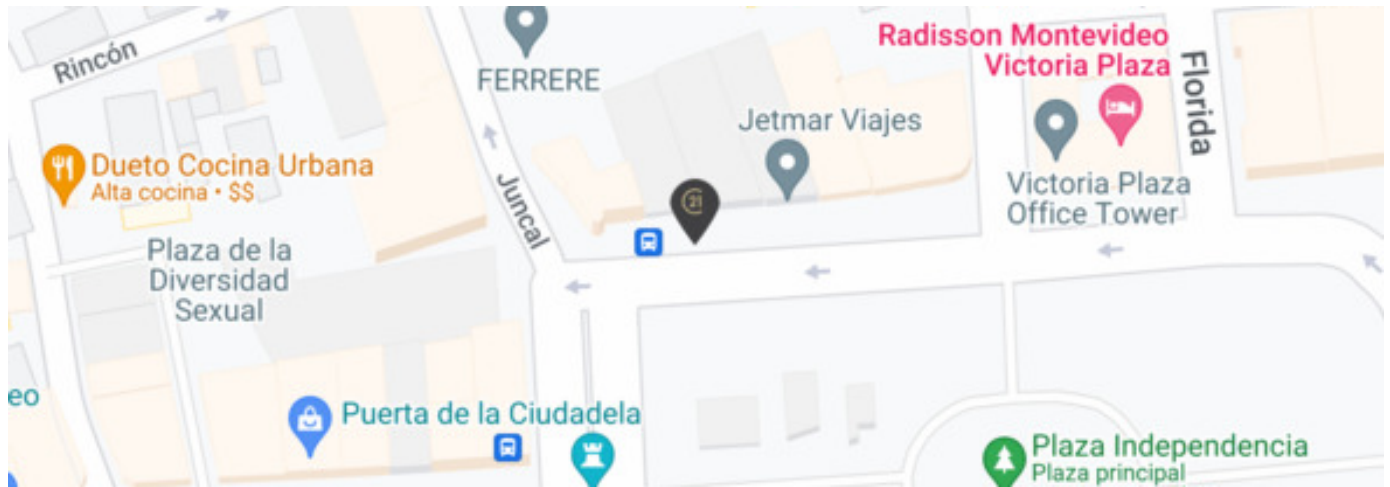
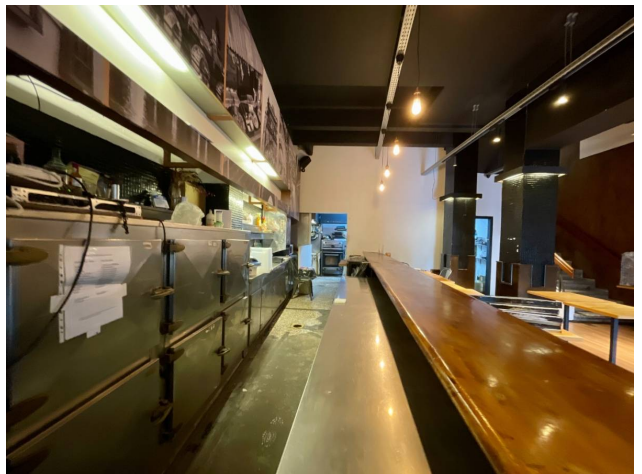
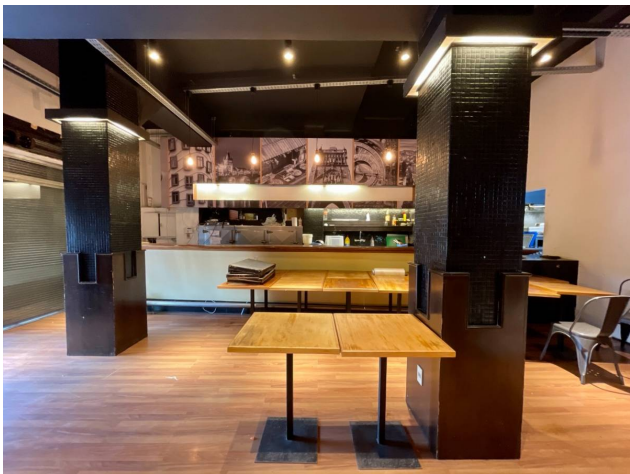
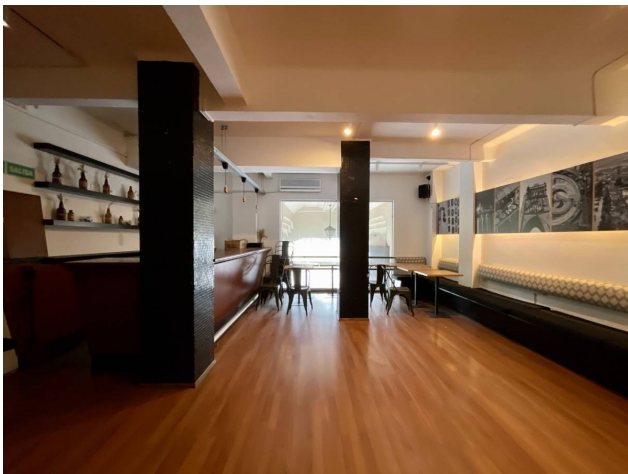
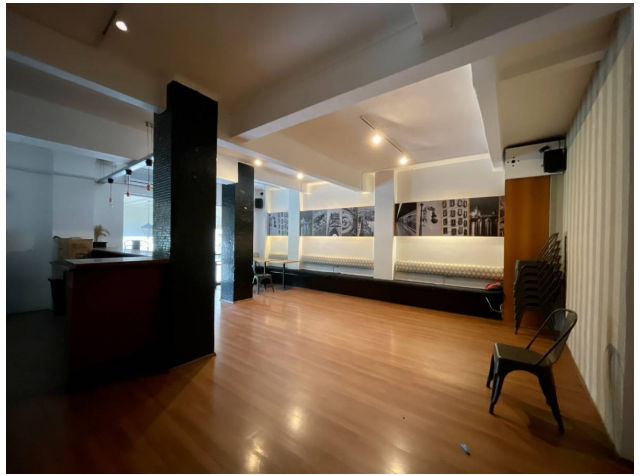
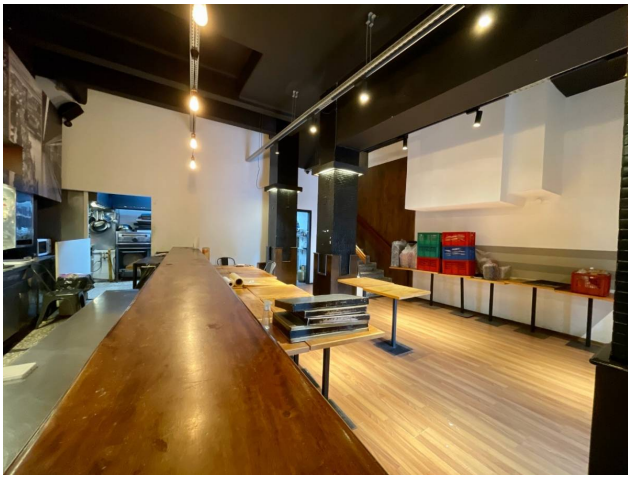
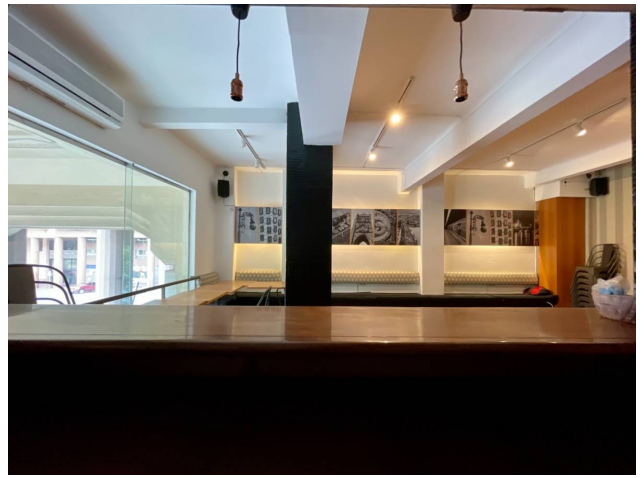


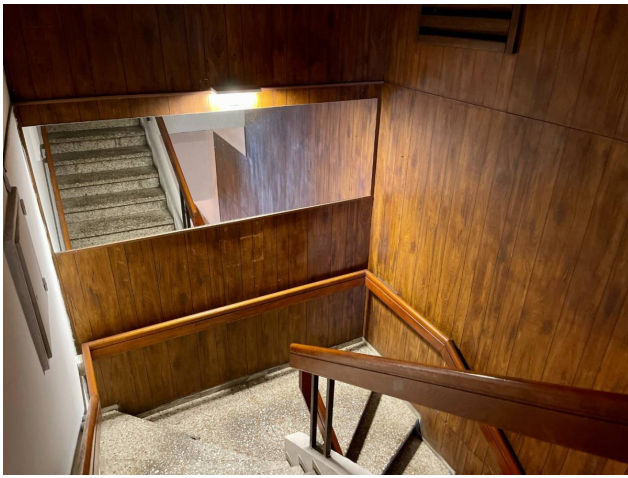
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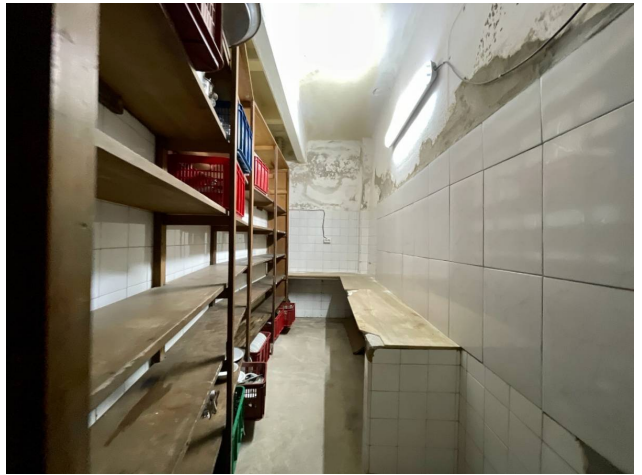


**VISTA
1ER PISO**



CÁMARA DE FRÍO (EN SÓTANO)





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Property subject to availability.

Price subject to change without notice.

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