

# SPANISHESTATE

<https://www.spanishestate.com/commercial/es-migjorn-gran-07749/6379352/>

## commercial for sale Es Migjorn Gran, Migjorn Gran (Es)



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~

### property details

Spanishestate id: **6379352**  
reference:: **200JM171**

### contact

real estate agent: **Grupdirect**  
name: **not available**

close to/ located: **Es Migjorn Gran**  
region: **Migjorn Gran (Es)**  
property type: **commercial**  
rooms: **not available**  
property surface: **180 m2**  
surface plot: **- m2**  
price: **€ 940.000**

spreekt: **not available**  
telefoon: **+34971722722**