



## Café/Pastelaria Venda na Cova dos Vidros



### Information de l'agent

Nom: ana.leitao  
Nom de compagnie:  
Pays:  
Experience since:  
Type de service:  
Specialties:  
Property Type:  
Téléphone:  
Languages:  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 289,374.35

#### Location

Pays: Portugal  
État/Région/Province: District of Setúbal  
Ville: Quinta Do Conde  
Adresse: Av. Humberto Delgado, Lote 46  
Indicatif régional: 2975-311  
Soumis: 03/03/2026

#### Description:

Solid business opportunity - sale of a Café/Pastry shop in Quinta do Conde, Sesimbra municipality!

Operating at full capacity, with an excellent rate of return.

Located on one of the main avenues of Cova dos Vidros, this Café/Pastry shop is strategically situated, directly opposite one of the exits of the Pingo Doce parking lot, and also with easy access to public transport.

This commercial space has a gross area of 96m<sup>2</sup>, 2 WCs for customers and one WC for employees. Fully equipped, in addition to the interior space, it also has a terrace area.

A renowned pastry shop, well-known and frequented by regular and occasional customers, due to its good name and location with easy parking. It has a strong flow of pedestrians and cars, coming from both the commercial area and the dense residential area around it.



Consolidated and fully equipped business, solid operating margin, loyal clientele and growth potential through the expansion of services (delivery, artisanal confectionery or quick menus). A safe investment with immediate profitability in the restaurant sector.

Schedule your meeting now to learn about the potential of this property!

Nouveau: Non  
Condition: Very Good  
Année: 2000  
Tenanted: Non

### Commun

Pied carré fini: 96 m<sup>2</sup>  
Dimensions du lot: 96 m<sup>2</sup>

### Room details

Appliances: Dishwasher, Freezer, Microwave, Refrigerator  
Floor Covering: Tile

### Utility details

Heating: Oui  
Cooling Type: Central

### Energy efficiency

Energy Consumption: C  
Energy Emissions: C

### Building details

Building Amenities: Storage, Disabled access  
Exterior: Brick, Cement / Concrete  
Orientation: S

### Rental details

Furnished: Oui

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: <https://www.positiverealestate.pt/pt-PT/Imovel/Compra/Com-negocio/Setubal/Sesimbra/Quinta-do-Conde/1264729>

### Contact information

Téléphone: +351 (915) 499-172  
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