Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

Business for sale in Sora

€ 56.000

Ref. AC99-149-1674



60 sq.m. | Bathrooms: 1 | Rooms: 2

Commercial property for sale in Sora
Just steps from Corso Volsci, we offer for sale a charming and unique business, a well-established bar, located on Via Deci, a strategic location within the city center, in the heart of the Liri Valley.
The business has managed to carve out a precise identity for itself: it is an agricultural café, which offers exclusively organic products, a concept very much in line with the evolution of consumer preferences towards healthier, more sustainable and short-supply chain foods.
The venue covers approximately 60 m² of interior space, with over 50 m² of outdoor space-a feature that truly adds to its appeal, especially for outdoor relaxation or seasonal activities.
The combination of interior and exterior allows for great versatility: breakfasts, brunches, lunch breaks, light aperitifs, but also informal evening events or tastings related to the organic/agricultural world.
The location on Via Deci is ideal: it offers easy access, visibility, and the potential to become a reference point for local customers and visitors to the area. The setting of Sora, a city with agricultural and artisanal roots-where agriculture and crops (fruit, vegetables, and nurseries) have always played a significant role-is a further competitive advantage: the location is perfect for a business that values authenticity, local tradition, and organic products.
The restaurant is already open for business, with a well-defined format and a loyal clientele thanks to its "agricultural/organic" concept.
The growth potential is clear. A new buyer could expand the offerings-for example, by adding themed brunches, locally

sourced products, organic food retail, collaborations with local producers, and sunset events-and further grow the business.
From an infrastructural standpoint, the extensive outdoor and indoor space allows for a high standard of service even during peak periods. Its location in a small municipality with strong tourism potential (thanks to the surrounding nature, the Liri Valley, the river, and the surrounding landscape) makes this an especially attractive opportunity.
For an investor seeking a turnkey business with a distinctive identity, in a context where demand and reputation are already established, this coffee shop represents a strategic choice: it provides a solid foundation for further growth, with the potential for further expansion.
The commercial premises rent is €650 per month, and will be sold complete with furnishings and equipment.
For information or appointments 3493400492 - 077623036 - For international clients 00393348094290

Certification

Energy Class: G

Features

Code: AC99-149-1674	Reason: Sale
Categoria: Business	Address: Via Deci
Zip Code: 3039	Municipality: Sora
Total Square Meters: 60 sq.m.	Bathrooms: 1
Rooms: 2	State of Preservation: Restored
Uncovered sq.m.: 50 sq.m.	Coverable sq.m.: 50 sq.m.
Number Of Windows: 2	Heating: Heating
Cooler	ADSL Coverage
Fastweb Coverage	Bath : By Law

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	













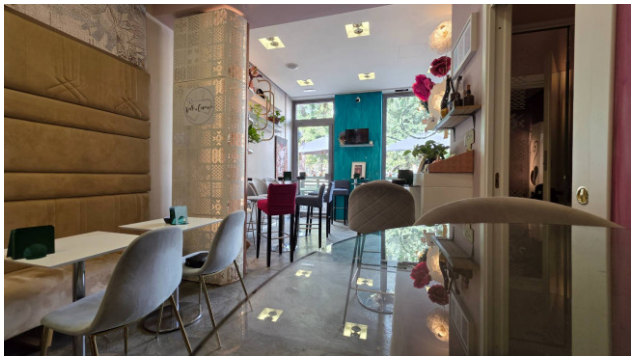




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