

Golden Opportunity: Prime Bur Dubai Restaurant for Sale for AED 4 Million !!!

AED 4 Million

Bur Dubai, Dubai, Dubai, UAE

Ref: 32 | Vendor Ref: P-08430

Photos



Property Details

Area	0 sq.ft	Furnishing	Unfurnished
Type	For Sale	Category	Restaurant

About this listing

Golden Opportunity: Prime Bur Dubai Restaurant for Sale at Dubai for AED 4 Million !!!

A rare chance to acquire a premium, fully operational restaurant in the heart of Bur Dubai! This turnkey operation offers immediate revenue generation within a high-traffic residential building housing over 3200 potential customers.

Opportunity:

1. Prime Bur Dubai Location: High footfall area with exceptional visibility and accessibility.
2. Substantial Scale & Potential:
 - * Lavish 5000 Sq Ft Space: Includes a 1000 Sq Ft commercial kitchen.
 - * 150+ Seating Capacity: Expandable with smart layout optimization.
 - * Untapped Revenue Stream: 450 Sq Ft dedicated space *perfect* for a Juice Bar, Ice Cream Parlor, Bakery, or Specialty Coffee Counter (high-margin potential!).
3. Immediate Revenue & Growth Platform:
 - * Established Business: Generating approx. AED500,000 monthly revenue.
 - * Massive Captive Market: Direct access to 3200+ building residents – ideal for targeted promotions, meal plans ("mess"), and delivery.
 - * Growth Levers: Significant upside potential through enhanced social media marketing, menu innovation, and maximizing the dedicated 450 Sq Ft space.
4. Turnkey Operation: Fully staffed (30 experienced personnel), licensed, and equipped – start generating returns from Day 1.
5. Transparent Cost Overview:
 - * Yearly Rent: AED 750,000/- (Fixed)
 - * Monthly Staff Salaries: AED 115,000/-
 - * Monthly DEWA: AED 30,000 - 32,000/-
 - * (Food Cost, Other Opex to be managed by new owner)

Investment Summary:

- * Asking Price: AED 4 Million
- * Includes: Full restaurant setup, operational license, FF&E (Furniture, Fixtures & Equipment), and goodwill.
- * Revenue (Monthly): Approx. AED 500,000
- * Key Expenses:
 - * Rent Yearly 750, 000 Dhs
 - * Salaries Monthly (AED 115,000),
 - * DEWA Monthly (AED 30,000 - 32,000)

Ideal For: Savvy investors, experienced restaurateurs, or hospitality groups seeking a large-scale operation in a strategic

Dubai location with a proven revenue base and clear avenues for growth and optimization.

Next Steps for Serious Investors:

1. Sign NCNDA (Non-Circumvention Non-Disclosure Agreement)
2. Submit LOI (Letter of Intent): Outline your proposed offer terms and commitment to due diligence.

This prime Bur Dubai asset won't last long. Unlock the potential of this spacious restaurant and its captive audience.

More info @ Contact Us :

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