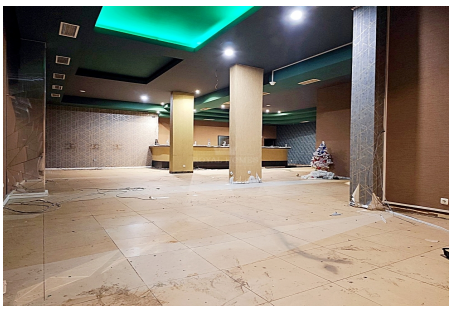
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€ 249 500

Large Commercial Property for Sale in Burgas, Meden Rudnik District — Night Bar / Gaming Hall

320 sq.m. · 779.69 €/sq.m. · Commercial establishments · For Sale ·

Property Code: 4195

We are pleased to offer for sale a **large-scale commercial property** in Burgas, Meden Rudnik district, with the status of a **night bar / gaming hall**, featuring a well-organized internal layout and real potential for entertainment business use. The property is suitable for a **night bar**, **disco club**, **karaoke bar**, **piano bar**, **retro bar**, **lounge bar**, **casino**, as well as for other similar entertainment or commercial concepts depending on the vision of the future owner.

The property creates a strong first impression from the outside, thanks to its visible façade, recognizable entrance, and good street presence. The large main entrance with automatic doors highlights the commercial nature of the property and gives it a representative look. The entrance area is organized in a way that allows space for security, access control, reception, or a guest welcome zone, which is especially valuable for businesses with active visitor flow.
From the entrance, the layout leads naturally down to the lower level, where a spacious internal foyer is arranged. This design successfully separates the main commercial area from the street and creates a more private atmosphere, highly suitable for a **night venue**, **gaming hall**, or another concept with

evening activity. An additional advantage is that the property is well insulated, which is an important benefit for this type of business.

The lower foyer is practical and functional. From here, there is access to the sanitary block, which is organized to serve a larger number of visitors comfortably. The property includes two separate restroom areas, and each of them contains two toilet cabins, making a total of **4 toilets**. This allows convenient division into male and female areas and helps reduce congestion during busy hours. There is also a **service room**, which further improves the practicality of the property for daily operation.

The main hall is one of the strongest features of this offer. The space is truly large, open, and visually impressive. The layout is broken up by columns, which makes it easy to organize different functional areas — a guest zone, bar area, dance floor, lounge corners, themed sections, or separate activity zones. This gives the future owner flexibility to develop a concept without the feeling of a plain or limited commercial interior.
A major highlight is the **large bar**, already established as a central focal point of the venue. It is well integrated into the space and suitable for serving a substantial number of visitors. Behind the bar there is a working area for staff, and there is also a separate **office**, which can be used for management, documentation, accounting, surveillance, or administrative work. This is an important advantage for buyers who are looking not just for a property, but for a space with a clear operational structure.

In addition, the property includes a **corridor leading to an emergency exit**, a **staff changing / utility room**, and a **separate staff toilet**. This confirms that the premises were planned as a fully functional commercial venue for active operation, rather than as a basic open hall without the necessary support areas.

The interior has character and atmosphere that suit the entertainment sector. Decorative ceiling lighting, the scale of the main hall, the clearly defined bar area, and the practical organization of all zones allow the property to be viewed not simply as a standard **commercial property in Burgas**, but as a space with strong business potential.

Another advantage is its location in an established urban area. There are other commercial premises nearby, which adds to the business activity of the location and strengthens its visibility and potential. Meden Rudnik is one of the large districts of Burgas, with residential buildings, constant movement, and a stable local demand, which is valuable for any form of commercial real estate.

The property is offered in the condition shown in the photos and is currently vacant. This gives the future owner the opportunity to assess the real base of the premises and adapt the space to their own concept. Thanks to its layout, scale, and already formed internal structure, the property may be of interest both to buyers looking for a solid base for a **night bar or gaming hall**, and to those searching for **commercial property in Burgas** for their own entertainment or business concept.

For more information and viewings, please contact **Royal Homes**.

Scan the QR code for the full property offer:

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