

COMMERCIAL BUILDING FOR SALE - MONACO ENTRANCE

For sale France

4 000 000 €

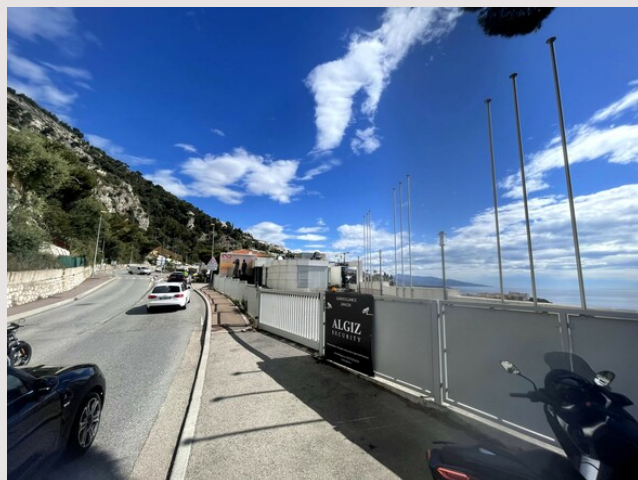
Located at the entrance of Monaco, the property is strategically located to access to Monaco.
 In addition to the key location, the property benefits from a large view over Monaco.
 High potential for a flagship store

Product type	Building	Num rooms	-
Living area	590 m ²	Num parking	+5
Land area	587 m ²	City	Cap-d'Ail
View	Monaco	Country	France
Condition	Work required	Usage mixte	Yes

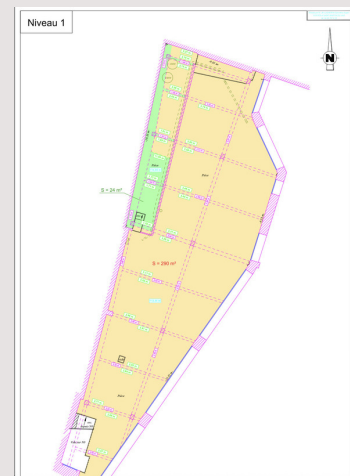
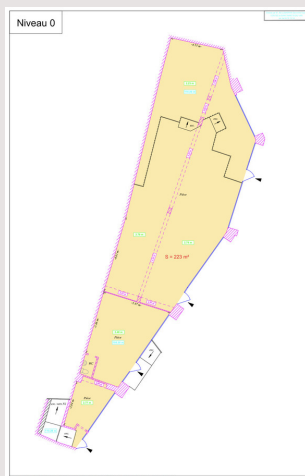
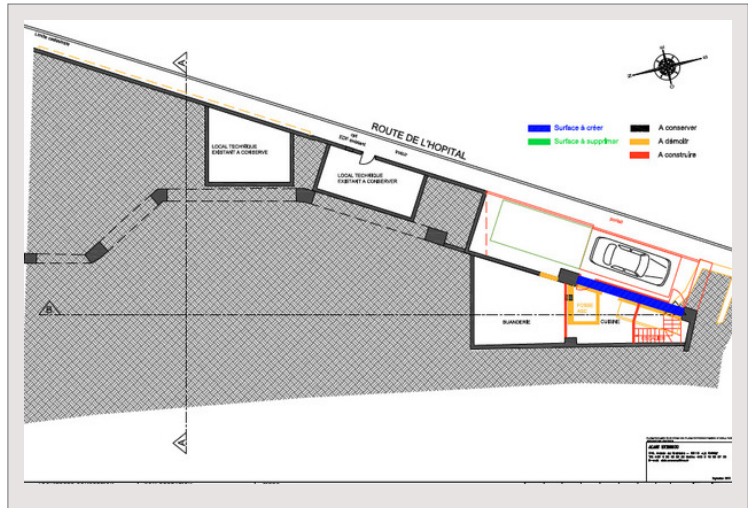
Building with commercial use located few steps away from Monaco, at the entrance of "Jardin Exotique". The property is strategically located with lot of traffics. The visibility and the potential brand awareness make the property unique.

The property is currently spread out over 3 floors + basement over a land of approx. 587 sqm, divided as follows:

- GF: Reception area of 64 sqm with 7 outdoor parking units
- -1: open space of 225 sqm with large windows - to be fitted out
- -2: open space of 216 sqm with large windows - to be fitted out
- Basement: 33 sqm to be fitted out



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