

Exclusivity - Leasehold for sale - Commercial premises

For sale Monaco

**Sole agent**

1 395 000 €

Product type	Sales of commercial lease	Num rooms	4
Living area	138 m <sup>2</sup>	District	Condamine
Garden area	138 m <sup>2</sup>	City	Monaco
View	Unobstructed view		

We are delighted to present you with an exceptional opportunity: a superb commercial space offering unparalleled visibility, located in the sought-after neighborhood of La Condamine, between the Place d'Armes market square and Port Hercule.

With a ground floor area of 138m<sup>2</sup>, this space benefits from optimal exposure thanks to its four windows, each measuring 1.90m wide, providing excellent visibility onto Terrazzani Street. Additionally, it features a spacious storage cellar in the basement.

Its strategic location makes it a prime investment for any business seeking to capitalize on a constant flow of customers. Positioned directly opposite the exit of the Market parking lot and on a highly frequented thoroughfare, this space offers unparalleled visibility and ensures maximum foot traffic.

In the immediate vicinity, you'll find numerous shops, restaurants, as well as two public parking lots, further enhancing its attractiveness and commercial potential.



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