

## Spacious Commercial Premises - Leasehold

For sale Monaco

**Sole agent**

875 000 €

type

Product type	Sales of commercial lease	Num rooms	4
Living area	150 m <sup>2</sup>	Num cellars	1
View	Unobstructed view	District	Condamine
		City	Monaco

Ideally situated opposite the famous Condamine Market, between Place d'Armes and the Port Hercule, this spacious commercial premises benefits from an exceptional location in the heart of a lively and highly frequented district.

Covering approximately 150 m<sup>2</sup> on the ground floor, it offers remarkable visibility thanks to its four large windows (each 1.90 m) opening onto Terrazzani Street, ensuring optimal exposure and high commercial attraction.

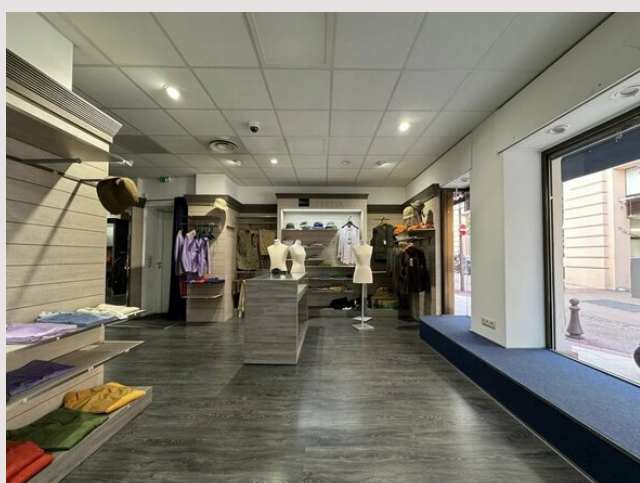
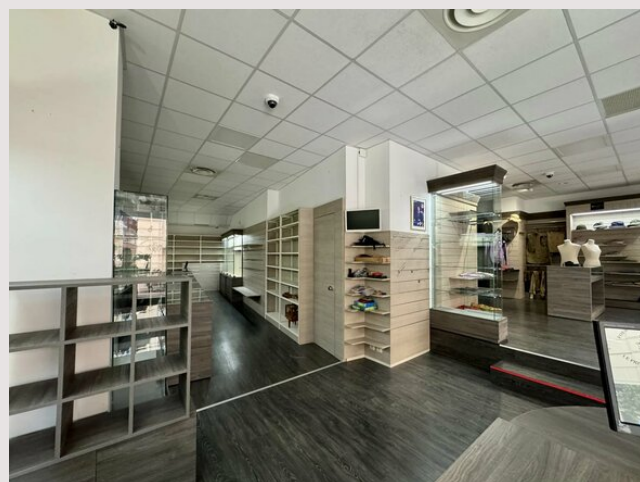
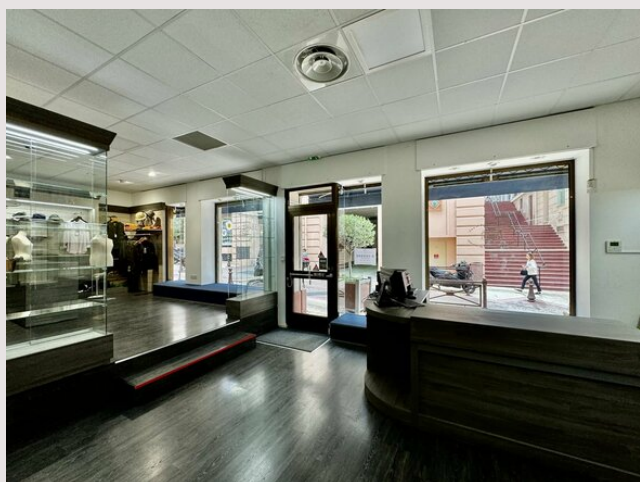
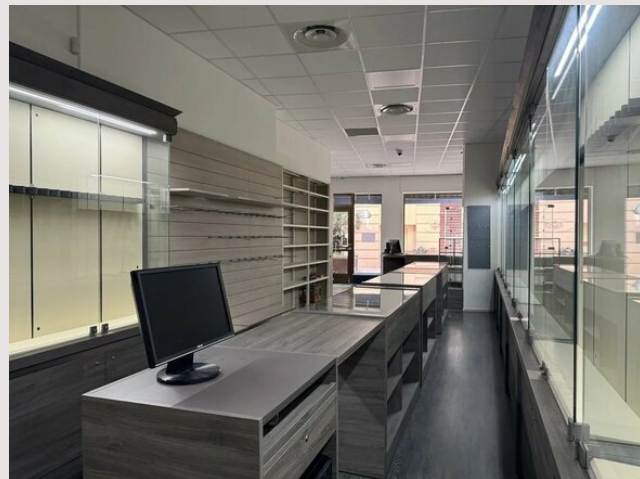
The property also includes a healthy cellar of about 17 m<sup>2</sup> in the basement, ideal for storage. Its positioning, opposite the market parking exit and on a busy route, guarantees a constant flow of customers throughout the day. Immediately nearby: shops, restaurants, daily market, as well as several public parking lots.

A rare asset, perfectly suited for activities seeking to establish themselves in one of Monaco's most dynamic areas.

(Activities such as catering, insurance, banking, and real estate agencies are not authorized)



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