

## Commercial space with window

For sale Monaco

195 000 €

Product type	Sales of commercial lease	Num rooms	-
Living area	145 m <sup>2</sup>	District	Monte-Carlo
Floor	Rdc	City	Monaco

a triplex-type commercial space ideally located on Avenue de Grande-Bretagne.

- **Ground floor** : Surface area of approximately 50 m<sup>2</sup> overlooking the street with a large window, offering excellent visibility.
- **Lower level**: A 30 m<sup>2</sup> space, perfect for storage or cloakroom use, also including a toilet.
- **First floor** : A surface area of approximately 65 m<sup>2</sup>, bright, with a window offering a breathtaking view of the sea.

Lease all shops except catering.

Commercial lease - Current monthly rent: 4.422 € + 888 € charges.



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