



CONDAMINE: large renovated office for sale with good profitability

For sale Monaco

Co-exclusive

3 290 000 €

Rare 166 m² office space fully renovated in a sleek, modern style, air-conditioned, and ideally located above Place d'Armes, just steps from the Condamine Market, shops, public transportation, and Monaco's train station.

Product type	Office	Num rooms	5
Living area	166 m ²	Num parking	1
View	city	District	Condamine
Exposure	good exposure	City	Monaco
Condition	New	Release date	Immédiatement / immediately
Annual costs	15 000 €		

This elegant and modern professional space has been renovated in a sleek style, offering a bright and contemporary atmosphere, perfectly suited to businesses seeking a workspace that is both refined and functional.

- **Entrance hall:** welcoming and minimalist, ideal for a reception area.
- **3 spacious, light-filled offices:** each with windows, accommodating up to 8 workstations.
- **Large meeting room or executive office:** designed for conferences or as a stylish executive workspace.
- **2 separate restrooms** for added convenience.
- **Access to the lower level:** via an internal staircase, featuring a water point ideal for setting up a break area, and a spacious room perfect for an additional meeting room or storage area.
- **Direct access to the parking area from the lower level:** convenient for businesses needing storage space for equipment.

A parking space is available in addition, adding further value to this ideally located and impeccably designed office.

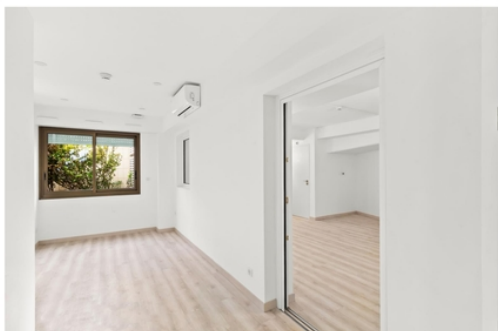
The office is currently leased on a long-term basis and enjoys an annual yield of 2.7%.



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Bureau 2



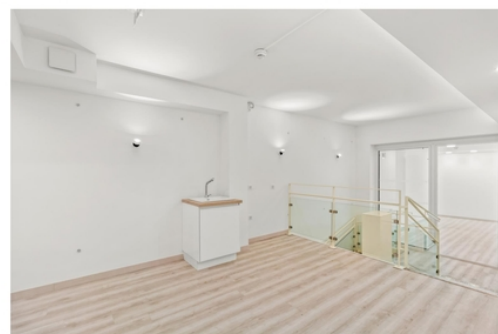
Bureau 1



Bureau 3



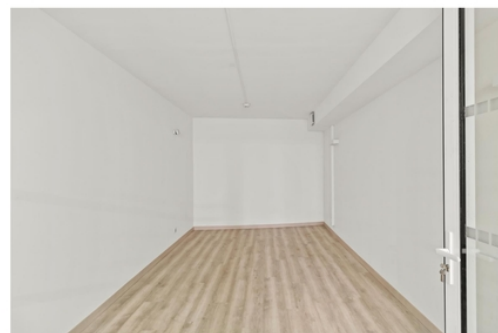
Accueil
-
Hall



Bureau de
Direction
-
Salle de
réunion



Salle de
réunion
-
Espace de
stockage





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