

Commercial real estate with a 2850 m2 land in Cap-d'Ail, at the

For sale France

7 000 000 €

Product type	Land	Num rooms	1
Living area	2 850 m ²	Country	France
Land area	2 850 m ²		

Just a few minutes from the Principality of Monaco, on the Lower Corniche of Cap-d'Ail, this property benefits from a strategic location offering exceptional visibility and immediate access to major traffic arteries.

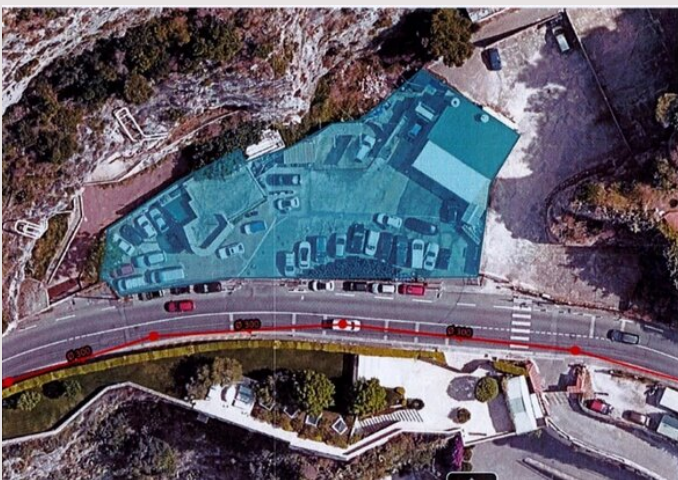
Built on a plot of 2,850 m², of which 1674 m² are in a blue zone, the property currently hosts a car garage activity and a car wash station. Beyond its current performance, this property is above all a rare land opportunity in an area where availability is extremely limited.

Listed in UZA7 zone of the Metropolitan Local Urban Plan, the land permits a ground coverage of 30% and a maximum height of 7 meters at the eaves, allowing, subject to administrative authorizations and technical studies, the development of approximately 1,004 m² of floor space spread over two levels. An additional basement level could also be considered.

The zone's designation particularly allows for the development of economic, artisanal, commercial, or tertiary activities compatible with urban planning regulations, making this property a particularly suitable opportunity for an investor, a user, or a developer specialized in business premises.

Its immediate proximity to Monaco, the scarcity of its land, its visibility from the Lower Corniche, and its development prospects make it a particularly attractive asset on the Côte d'Azur professional real estate market.

Financial information related to the current operation, as well as all technical and urban studies, are available upon request.



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