

## BEAUTIFUL OFFICE - INVESTOR

For sale Monaco

3 750 000 €

Product type	Office	Num rooms	1
Living area	94 m <sup>2</sup>	Building	Raphael
Floor	Ground floor	District	Fontvieille
Release date	immédiatement		

Pleasant office in perfect condition, very quiet overlooking gardens, large showcase.

Currently partitioned with parquet floor.

A main room with 2 partitioned offices, a bathroom containing 2 toilets (Man and Woman)

Currently rented 3.700€ excl VAT until April 2023 (2.2% yield)

