

Condaminei - Leasehold showroom/offices

For sale Monaco

1 690 000 €

Rare opportunity in Monaco: Lease for all shops!

Treat yourself to domiciliation and subletting authorization in this remarkable space. With a surface area of 200 m2, this establishment is cleverly divided into two levels: 100 m2 of showroom on the ground floor, highlighting its two magnificent windows, and 100 m2 of multipurpose basement, perfect for meetings, offices or business domiciliation.

Product type	Sales of commercial lease	Num rooms	2
Living area	300 m ²	District	Condamine
View	Town	City	Monaco
Exposure	EAST	Floor	REZ DE CHAUSSEE

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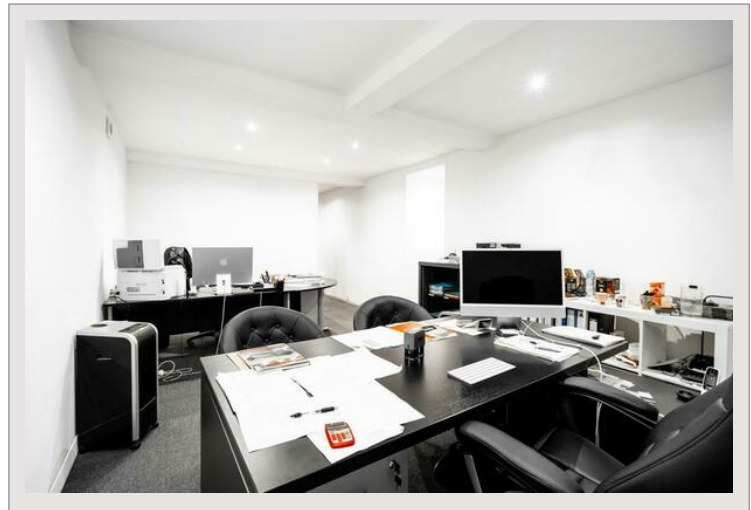
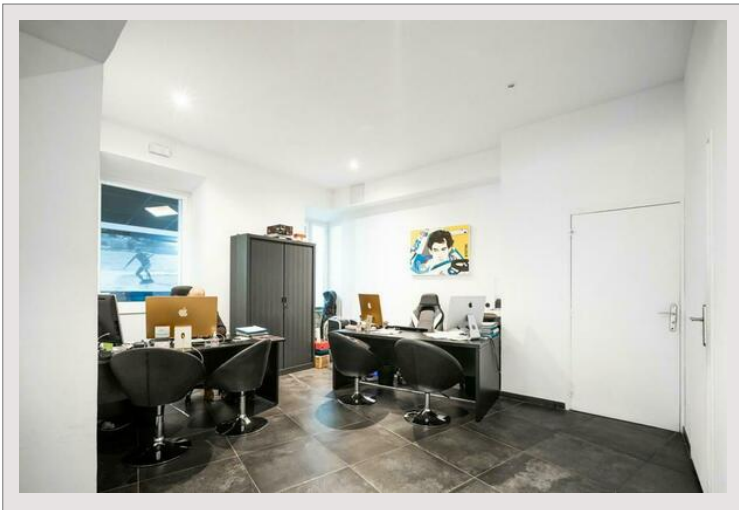
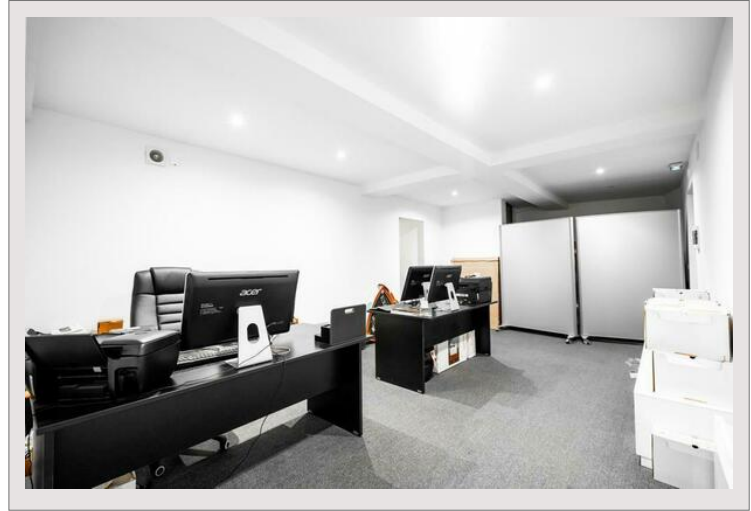
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This premises is fitted out to facilitate the automotive trade, with access for light vehicles thanks to its opening façade, reinforced by a slab and impeccable fire/safety insulation. You will also find three sanitary facilities and two private parking spaces for unparalleled convenience.

The current rent is €1870, plus €80 in charges. In addition, a unique opportunity arises: the rental of an additional commercial area of 100 m2 on the ground floor, with an independent entrance, for an additional fee of €6600. This brings the total rent to €8500 for a total area of 300 m2. You also have the option to combine these premises at your convenience.

In addition, the option to keep a business currently domiciled in the basement is offered for €1880 per month, adding additional value to this exceptional offer.

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