

## Premises for rent, Ideal for various Businesses (excl. Restaurants)

### Rental Monaco

### 9 000 € / month

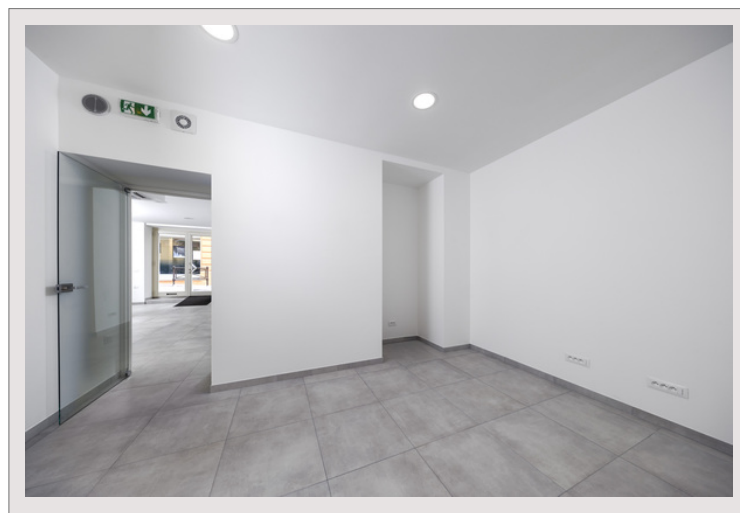
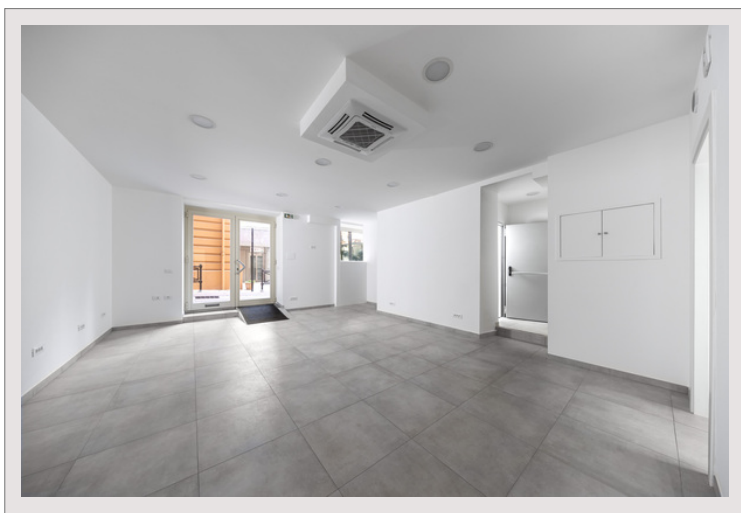
An excellent location for businesses on a lively shopping street in Condamine, within close proximity to both port Hercule and the charming Rue Caroline.

|              |                    |              |           |
|--------------|--------------------|--------------|-----------|
| Product type | Premises           | Num rooms    | 5         |
| Living area  | 157 m <sup>2</sup> | District     | Condamine |
| Condition    | Renovated          | City         | Monaco    |
| Floor        | Ground floor       | Release date | De suite  |

Nestled in the heart the Condamine and surrounded by bars and restaurants, these premises offer a prime location near the port, easily accessible from the Monaco train station and other means of transportation. Spanning 157m<sup>2</sup> across two floors on a street with many shops, the premises are suitable for any business activity with the exception of restaurants.

The property has undergone renovation across both levels, presenting a well-designed space that includes an open-plan office on the ground floor, two distinct offices, a small kitchenette and two toilets (male/female). Additionally, the basement features a generously sized open area and another enclosed office. A signal booster for improved phone reception adds to the functionality of the space.

This is an excellent opportunity for businesses looking to profit from the lively local environment.



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