

BUILDING FOR COMMERCIAL USE – CAP-D'AIL, AT THE GATES OF MONACO

For sale France

4 000 000 €

Product type	Building	Num rooms	-
Living area	590 m ²	Num parking	+5
Land area	587 m ²	City	Cap-d'Ail
View	Monaco	Country	France
Condition	Work required	Usage mixte	Yes

Located in the Salines district of Cap-d'Ail, about 50 meters from the entrance to the Exotic Garden of Monaco, this commercial building benefits from a strategic location on a very busy axis.

Located on a plot of approximately 587 m², it offers excellent visibility as well as an unobstructed view of the Principality from the different levels.

The building is raised on three levels, completed by a basement, and is composed as follows:

Ground floor:

A reception area of approximately 75 m² as well as a parking lot that can accommodate up to seven vehicles.

Lower Level 1:

An undeveloped plateau of approximately 290 m², benefiting from large south-facing openings.

Lower Level 2:

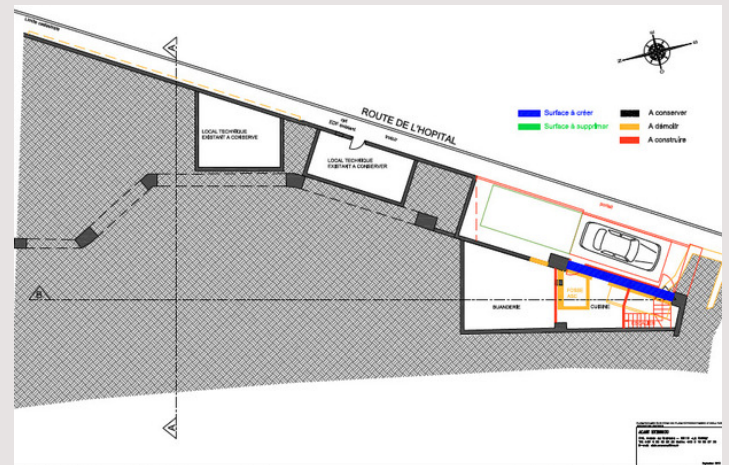
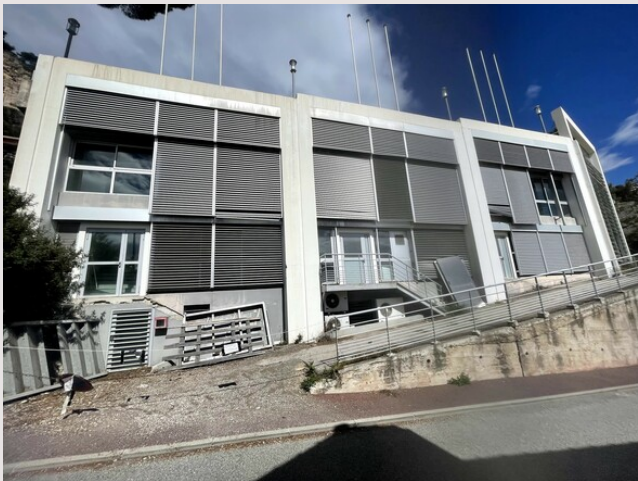
A second undeveloped plateau of approximately 225 m², also with large openings on the south side.

Basement:

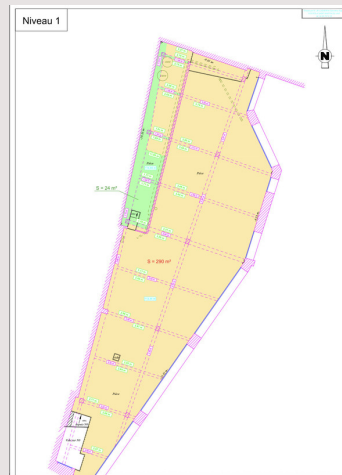
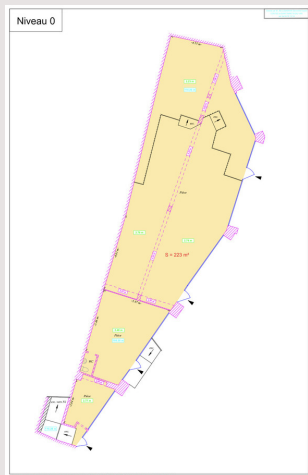
A space of about 33 m² to be converted.

Thanks to its configuration, its visibility and its immediate proximity to Monaco, this property has great potential for various professional or commercial activities.

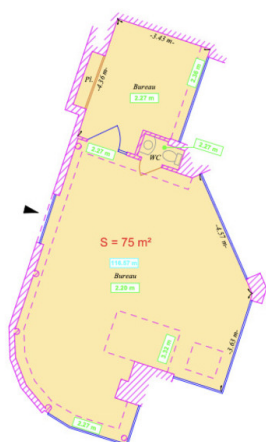
A wide-angle, high-angle photograph of Dubrovnik, Croatia. The image captures the city's historic architecture, including numerous buildings with terracotta-tiled roofs and a prominent section of the old city walls. The city is situated on a peninsula, with the Adriatic Sea visible in the background. The sky is a vibrant blue, dotted with soft, white clouds. In the foreground, parts of modern buildings and a balcony railing are visible, suggesting the photo was taken from an elevated position. The overall scene is bright and sunny, highlighting the coastal beauty of the city.



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Niveau 2



Elaboré par M. JM LUCHERON - Géomètre-Expert - COITTES et SAINT-MARTIN-DU-VAR - Tél. 04 93 79 12 33

LEGENDE:

109.30 m	Altitude
2.81 m	Hauteur sous plafond
1.90 m	Hauteur sous poutre
-3.66 m	Cotation
—	Poutre
▶	Entrée

Surface de plancher :

Niveau 0 = 223 m²

Niveau 1 : 290 m² + 24 m² (HSP < 1.80 m)

Niveau 2 = 75 m²