



Condaminei - Leasehold car showroom/offices

Professional sale

1 690 000 €

<i>Product type</i> Transfer of lease rights	<i>Num rooms</i> 2 rooms
<i>District</i> Condamine	<i>City</i> Monaco
<i>Country</i> Monaco	<i>Living area</i> 300 m²
<i>Floor</i> REZ DE CHAUSSEE	<i>Ref.</i> SP-FR-83375434

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.

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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.



