



## CONDAMINE - PREMISES IN DUPLEX WITH SHOP WINDOW

Professional sale 4 200 000 €

<i>Product type</i> <b>Commercial premise</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Condamine</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>157 m<sup>2</sup></b>
<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Very good condition</b>	<i>Release date</i> <b>14/07/2025</b>
<i>Ref.</i> <b>V1411-L</b>	

Large commercial premises on two floors, walls and business assets, beautifully renovated, rented as offices, on a shopping street in the heart of the dynamic and historic Condamine district, a few steps from the port and Rue Caroline. Interesting rental yield.

Located in the heart of the residential and shopping district of La Condamine, close to the port and all amenities. The premises are in a street made up of small bourgeois-style condominiums, most of the ground floors of which are shops.

The premises on two levels are entirely renovated and are composed as follows:

On the ground floor :

- A large open-space office with window
- Two independent offices



- A small kitchen with window
- Two toilets (male/female)

In the basement :

- A large open space that can be transformed into 5 offices
- A separate office without windows

The premises are currently let for €9,000/month. Rental yield in excess of 2.5%.





