



## Rare opportunity! Commercial wall in bld d'Italy

Professional sale

Co-exclusive

1 990 000 €

<i>Product type</i> <b>Commercial premise</b>	<i>Num rooms</i> <b>-</b>	<i>Building</i> <b>Villa la Rousse</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>80 m<sup>2</sup></b>	<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>Ground floor</b>	<i>Condition</i> <b>Good condition</b>
<i>Ref.</i> <b>VMC-731</b>			

This commercial premises ideally located on the Boulevard d'Italie offers a great investment opportunity.

With a surface area of approximately 80m<sup>2</sup>, it is composed of large windows offering good visibility, a sales area, a storeroom, a toilet and a kitchenette.

A cellar of about 18 m<sup>2</sup> completes this property.

Currently occupied by a florist activity by lease 3/6/9 with effect from December 1, 1993.

The annual rent is 26,400€ + charges.



