



## Commercial Space/Administrative Office

Professional sale

2 756 000 €

<i>Product type</i> <b>Premises</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>Building</i> <b>Le Michelangelo</b>	<i>District</i> <b>Fontvieille</b>
<i>Total area</i> <b>87 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>	<i>Floor</i> <b>Ground floor</b>	<i>View</i> <b>View of the sea, the Roche and the Port Fontvieille</b>
<i>Ref.</i> <b>TK04104</b>			

This commercial space consists of a spacious main room offering great freedom of layout. It also includes two side pieces located on either side at the back, perfect for additional desks or workspaces.

Features include a laundry room for convenient use, a storage room for optimal storage, a modern toilet, and a large storage closet to optimize space. The premises have a bright and welcoming double access, guaranteeing easy entry for your customers and employees.

The services included include the reception of parcels provided by the Fontvieille Village Guard Post, facilitating the management of your shipments. Security is enhanced through regular rounds, providing peace of mind for your business. In addition, air conditioning and heating are included, ensuring optimal comfort throughout the year.

This premises has excellent rental profitability potential, ideal for various commercial activities or administrative offices, thus allowing an attractive return on investment.



Also enjoy the pleasant atmosphere of the port of Fontvieille

