



WOLF & RAVEN

MONACO REAL ESTATE

Wolf&Raven

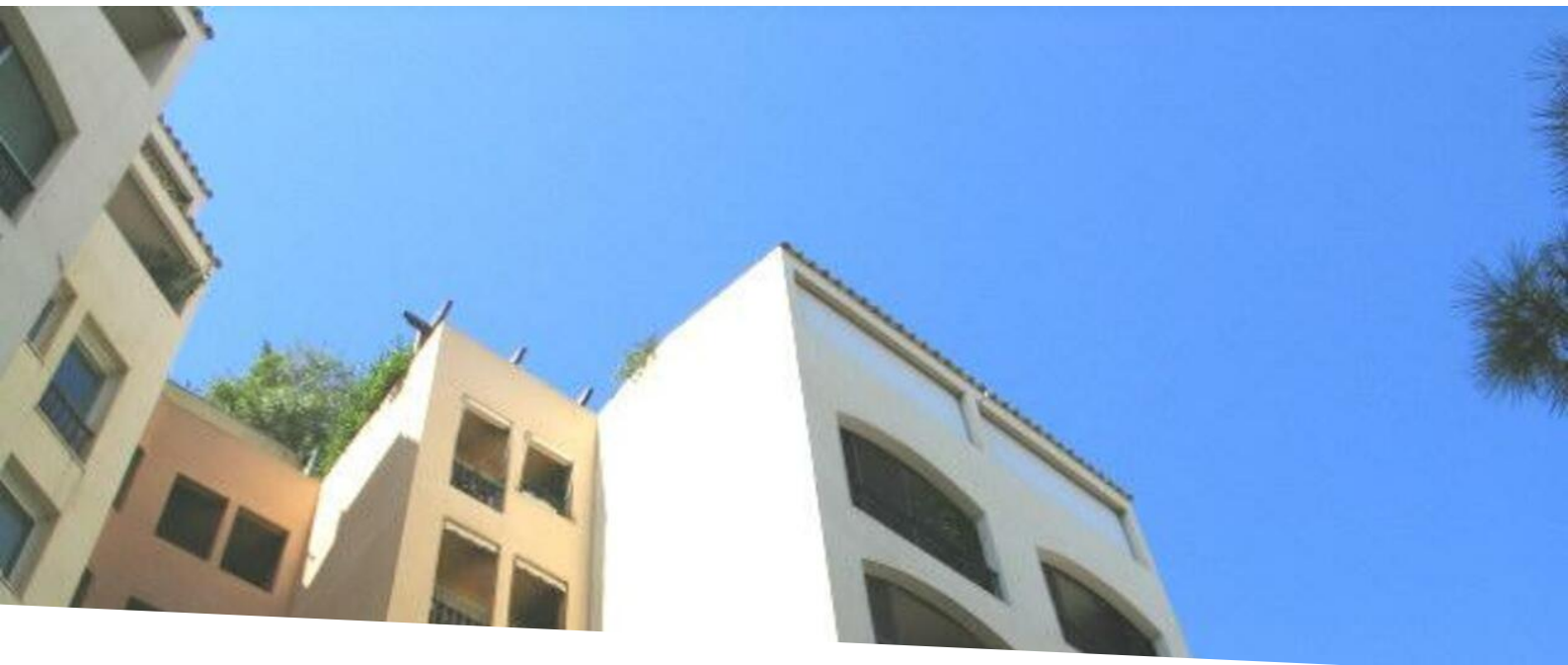
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COMMERCIAL PREMISES / ADMINISTRATIVE OFFICE FOR SALE

Professional sale

2 600 000 €

| | |
|---|---------------------------------------|
| <i>Product type</i> Premises | <i>Num rooms</i> 4 rooms |
| <i>Building</i> Le Michelangelo | <i>District</i> Fontvieille |
| <i>Living area</i> 87 m² | <i>Bedrooms</i> 3 |
| <i>Bathroom</i> 1 | <i>Floor</i> Ground floor |
| <i>Annual costs</i> 5 484 € | <i>Mixed use</i> Yes |
| <i>Release date</i> 30/09/2026 | <i>Ref.</i> WLH 077-0770 |

Local with large window and double access, very bright.

Use: Commercial premises / Administrative office - Monthly rent excl. VAT 3687€ + 20% VAT 737€

Local with large window and double access, bright.

1 spacious main room, 2 side rooms on each side on the back. 1 laundry room, 1 storage room, 1 toilet, Large storage cupboard

Buyer's commission not included _ No seller's commission

Rental period 3 years (type lease 3-6-9) expiring on 30/09/26

Current lease for use as an administrative office - Currently commercial activity hairdresser



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