

## Leasehold for Sale – Prime Retail Space with Storefront, Rue Grimaldi, Monaco

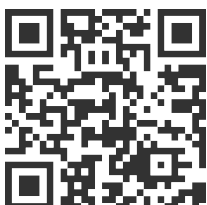
Professional sale

Sole agent

1 100 000 €

Product type	Num rooms
<b>Transfers of lease rights</b>	-
District	City
<b>Condamine</b>	<b>Monaco</b>
Country	Living area
<b>Monaco</b>	<b>100 m<sup>2</sup></b>
Total area	Floor
<b>110 m<sup>2</sup></b>	<b>Ground floor</b>
Condition	Ref.
<b>Very good condition</b>	<b>P-001</b>

Rare opportunity in the heart of Monaco! Discover this exceptional commercial space of 100m<sup>2</sup> with a large, elegant storefront, ideally located on the prestigious Rue Grimaldi. This prime address benefits from substantial foot traffic, ensuring maximum visibility for your business. The property is in impeccable condition, offering a modern and refined setting ready to accommodate your brand's ambitions. Perfect for a luxury boutique, showroom, or high-end office, this space stands out for its impressive façade and bright, open layout. Take advantage of a strategic location in one of Monaco's most dynamic commercial districts, surrounded by renowned shops, restaurants, and premium services. Secure your presence in Monaco's thriving business scene with this outstanding opportunity—where elegance and high potential meet.



For sale: Commercial lease (droit au bail) on Rue Grimaldi, Monaco. This spacious 100m<sup>2</sup> property is spread over two levels and features a prominent storefront, offering excellent visibility and natural light. The premises are in excellent condition, with contemporary finishes and a versatile open-plan layout, suitable for various business activities (retail, showroom, or office). Located in a high-traffic area, the space benefits from a prestigious address and proximity to Monaco's main attractions and luxury clientele. The commercial lease is a 3/6/9 format, with an annual rent of €120,000 and a transfer price of €1.1M. An exceptional opportunity to establish your business in one of Monaco's most sought-after commercial locations, combining elegance, functionality, and prime exposure.

