



## PRELIMINARY SALES AGREEMENT !!! Commercial premises rue "Princesse Caroline"

Professional sale

Sole agent

1 100 000 €

<i>Product type</i> <b>Transfers of lease rights</b>	<i>District</i> <b>Condamine</b>
<i>City</i> <b>Monaco</b>	<i>Country</i> <b>Monaco</b>
<i>Total area</i> <b>120 m<sup>2</sup></b>	<i>Condition</i> <b>To refresh</b>
<i>Ref.</i> <b>Condamine 120 1.1</b>	

Perfect location on the pedestrian street  
few steps away from the Port.  
Large shop windows.  
Terrace possibility  
High attendance (Grand Prix, Yacht  
Show...)

63m<sup>2</sup> on the ground floor+56m<sup>2</sup> on the mezzanine

Rent 6000 euros/month+service charges

Possibility snack bar with terrace

Possibility to install an extraction to make it a restaurant

