

TRANSFER OF LEASE RIGHTS OFFERING A BEAUTIFUL SHOWCASE

Professional sale

450 000 €

<i>Product type</i> Transfers of lease rights	<i>Building</i> Le Coronado
<i>District</i> Fontvieille	<i>Living area</i> 253 m²
<i>Parkings</i> 2	<i>Floor</i> RDC et Sous Sol
<i>Condition</i> Good condition	<i>Release date</i> Quickly
<i>Ref.</i> SBFD01	

Great opportunity for a company wishing to have a beautiful showcase

Discover this **spacious commercial premises of 253 m²** ideally located in **Fontvieille**, benefiting from a **beautiful window** offering optimal visibility.

The property consists of:

- A **large, bright main space**, perfect for hosting a commercial or professional activity.
- A **beautiful space in the basement**, ideal for storage, a workshop or a complementary workspace.

Currently occupied by a **printing company**, the premises are operated under a **3-year commercial lease**, ensuring rental security for an investor.

Sale price : 450 000 €

Current rent: 10.000 € / month

This property is a **rare opportunity** for an investor or a professional looking for a strategic location in Fontvieille.



