



## Commercial premises walls for sale - La Condamine

Professional sale

Sole agent

1 800 000 €

<i>Product type</i> <b>Commercial premise</b>	<i>District</i> <b>Condamine</b>	<i>City</i> <b>Monaco</b>	<i>Country</i> <b>Monaco</b>
<i>Living area</i> <b>50 m<sup>2</sup></b>	<i>Condition</i> <b>Very good condition</b>	<i>Ref.</i> <b>AGV-2143</b>	

Located on a high-traffic thoroughfare in the sought-after La Condamine district, just one minute's walk from Port Hercule, these commercial premises walls benefit from a prime location within a vibrant retail environment with strong pedestrian flow.

This opportunity comprises two separate retail units, each with an approximate surface area of 25 sqm, for a total area of around 50 sqm, featuring attractive shopfronts providing excellent street visibility.

The premises are currently leased under a 3-6-9 commercial lease, ensuring immediate and secure rental income.

The annual rent for the two premises is €37,229.52, plus service charges.

Activities: sale of new and second-hand clothing, costume jewelry, accessories, leather goods, small furniture, decorative items and souvenirs, gift items, online sales, sale of jewelry and watches, shoe sales, and tableware.

A rare opportunity for sale, ideal for an investor, in one of Monaco's most dynamic and sought-after districts.



