



Spacious Commercial Premises - Leasehold

Professional sale

Sole agent

875 000 €

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| <i>Product type</i> Transfers of lease rights | <i>Num rooms</i> 4 rooms | type |
| <i>District</i> Condamine | <i>City</i> Monaco | |
| <i>Country</i> Monaco | <i>Living area</i> 150 m² | |
| <i>Bathroom</i> 1 | <i>Cellar</i> 1 | |
| <i>View</i> Unobstructed view | <i>Ref.</i> LMP-VMC-FDC1 | |

Ideally situated opposite the famous Condamine Market, between Place d'Armes and the Port Hercule, this spacious commercial premises benefits from an exceptional location in the heart of a lively and highly frequented district.

Covering approximately 150 m² on the ground floor, it offers remarkable visibility thanks to its four large windows (each 1.90 m) opening onto Terrazzani Street, ensuring optimal exposure and high commercial attraction.

The property also includes a healthy cellar of about 17 m² in the basement, ideal for storage. Its positioning, opposite the market parking exit and on a busy route, guarantees a constant flow of customers throughout the day. Immediately nearby: shops, restaurants, daily market, as well as several public parking lots.

A rare asset, perfectly suited for activities seeking to establish themselves in one of Monaco's most dynamic



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Page
1/4

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areas.

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