



## Commercial space with window

Professional sale

195 000 €

Product type <b>Transfers of lease rights</b>	District <b>Monte-Carlo</b>	City <b>Monaco</b>	Country <b>Monaco</b>
Living area <b>145 m<sup>2</sup></b>	Floor <b>Rdc</b>	Ref. <b>EEM-V-157</b>	

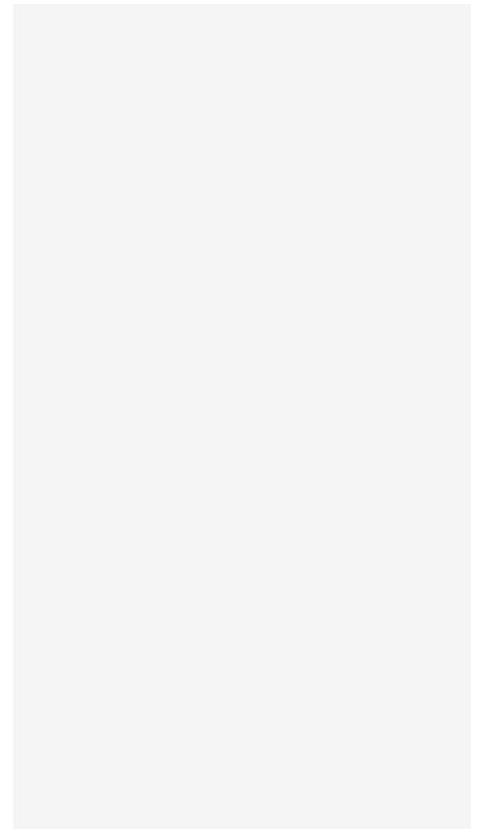
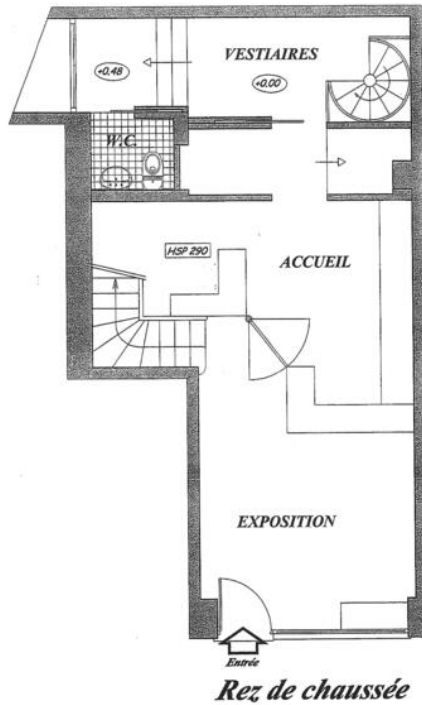
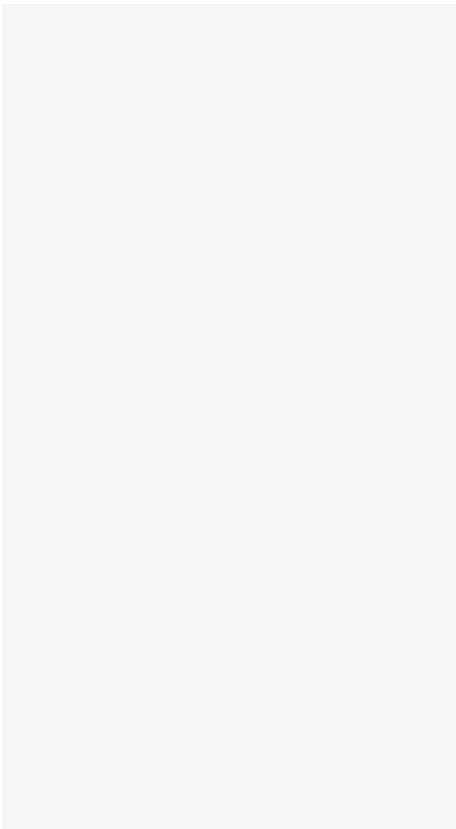
a triplex-type commercial space ideally located on Avenue de Grande-Bretagne.

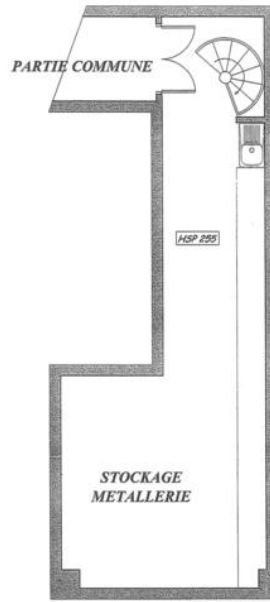
- **Ground floor** : Surface area of approximately 50 m<sup>2</sup> overlooking the street with a large window, offering excellent visibility.
- **Lower level**: A 30 m<sup>2</sup> space, perfect for storage or cloakroom use, also including a toilet.
- **First floor** : A surface area of approximately 65 m<sup>2</sup>, bright, with a window offering a breathtaking view of the sea.

Lease all shops except catering.

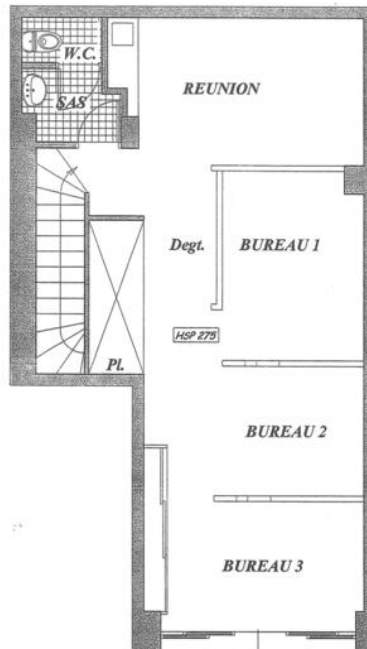
Commercial lease - Current monthly rent: 4.422 € + 888 € charges.







*Sous - sol*



*Etage*

