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Commercial Real Estate in Monaco - Saint-Roman

Professional sale — Sole agent — 1 100 000 €

Product type	*Num rooms*	*Building*	*District*
Premises	**Studio**	**Auteuil**	**La Rousse - Saint Roman**

Living area	*Ref.*
30 m²	**V0429EQ**

In the sought-after neighborhood of Saint-Roman, we are offering for sale the business premises of a commercial space located on the ground floor of the Résidence Auteuil, at 2 Boulevard du Ténao.

With a floor area of approximately 30 m², the space consists of a main room and a restroom. It is currently operated as a snack bar offering takeout and delivery services.

The property is being sold occupied under a commercial lease, with a current monthly rent of euros1,950, excluding utilities, and is not subject to VAT.

A basement completes the property.

Option to purchase the business as well.

An investment opportunity in the Principality, located in a sought-after residential area in the immediate vicinity of the Odéon Tower and the French border.

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