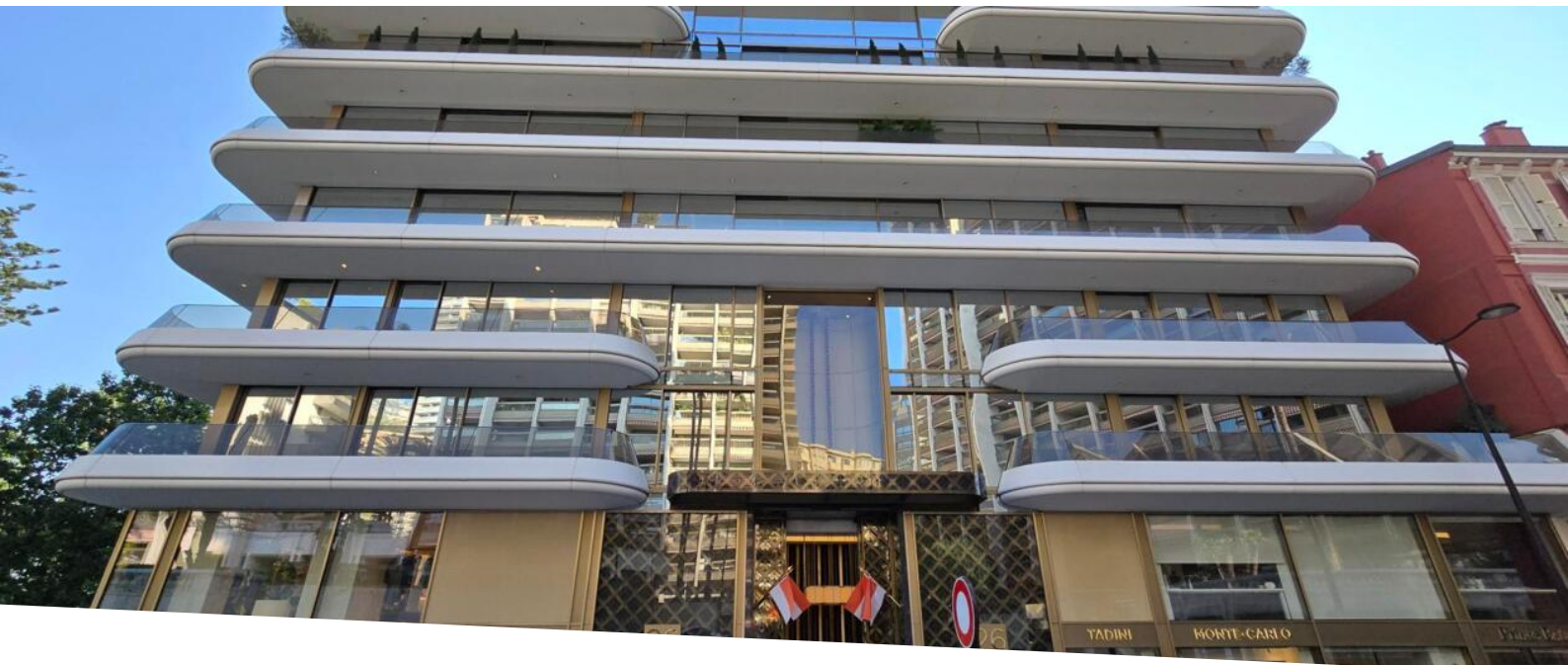




## "26 Carré Or" - Superb premises in excellent condition

Professional sale

Sole agent

2 000 000 €

|                                                         |                                       |
|---------------------------------------------------------|---------------------------------------|
| <i>Product type</i><br><b>Transfers of lease rights</b> | <i>Building</i><br><b>26 Carré Or</b> |
| <i>District</i><br><b>Carré d'Or</b>                    | <i>Total area</i><br><b>113,50 m²</b> |
| <i>Cellar</i><br><b>1</b>                               | <i>Floor</i><br><b>rdc</b>            |
| <i>Condition</i><br><b>Luxurious services</b>           | <i>Rented</i><br><b>Yes</b>           |
| <i>Release date</i><br><b>01.12.2028</b>                | <i>Ref.</i><br><b>2295</b>            |

Close to the Casino gardens, in a luxurious property complex with 24-hour security service, this superb commercial premises is located on the ground floor and is in excellent condition. Thanks to its large windows facing the street, it offers high visibility on this busy thoroughfare.

TRANSFER OF LEASE RIGHTS:  
€2,000,000

3/6/9 YEAR COMMERCIAL LEASE

MONTHLY RENT: €14,000 excl. VAT +  
VAT + €1,000 charges



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