



## Rare opportunity! Commercial wall in bld d'Italy

Professional sale

1 990 000 €

|                                           |                        |                                    |                                            |
|-------------------------------------------|------------------------|------------------------------------|--------------------------------------------|
| Product type<br><b>Commercial premise</b> | Num rooms<br><b>-</b>  | Building<br><b>Villa la Rousse</b> | District<br><b>La Rousse - Saint Roman</b> |
| Living area<br><b>80 m<sup>2</sup></b>    | Cellar<br><b>1</b>     | Floor<br><b>Ground floor</b>       | Condition<br><b>Good condition</b>         |
| Rented<br><b>Yes</b>                      | Ref.<br><b>VMC-731</b> |                                    |                                            |

This commercial premises ideally located on the Boulevard d'Italie offers a great investment opportunity.

With a surface area of approximately 80m<sup>2</sup>, it is composed of large windows offering good visibility, a sales area, a storeroom, a toilet and a kitchenette.

A cellar of about 18 m<sup>2</sup> completes this property.

Currently occupied by a florist activity by lease 3/6/9 with effect from December 1, 1993.

The annual rent is 26,400€ + charges.



