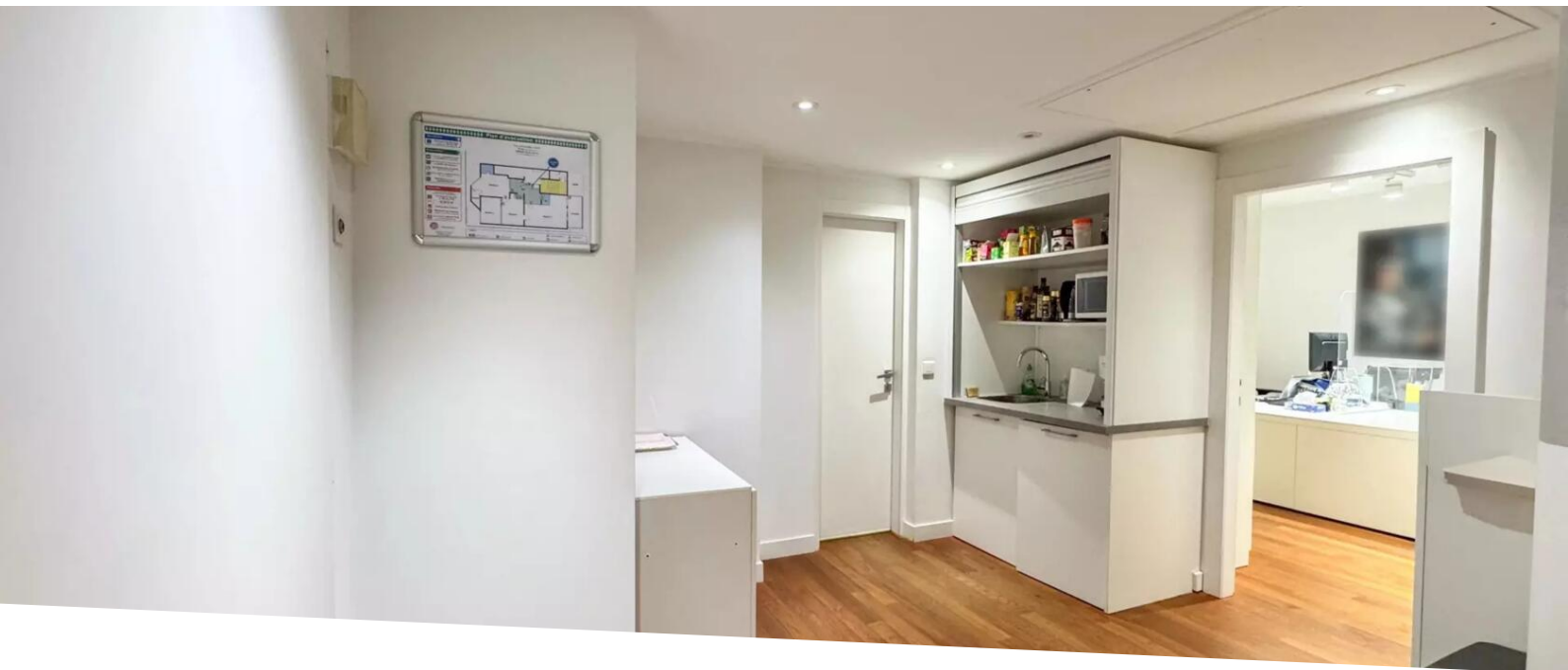




For sale

6 200 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>Building</i> Saint Andre	<i>District</i> Monte-Carlo
<i>Total area</i> 170 m²	<i>Parking</i> 1	<i>Mixed use</i> Yes	<i>Ref.</i> MS2608-V

Investor Opportunity - Rare on the market: office space with an existing lease, available either vacant or rented, offering a rental yield of over 2.5%.

Convertible into an apartment.

Sold with a parking space.

This mixed-use property features a pleasant private terrace/garden, plenty of storage, a kitchenette, men's and women's restrooms, as well as several functional areas (three independent offices and a meeting room).

In excellent condition with high-quality finishes, it is located in a modern residence with concierge service, just steps away from the Carré d'Or.



