



## Park Palace - Commercial premises

Professional sale

5 830 000 €

|                                                  |                                          |
|--------------------------------------------------|------------------------------------------|
| <i>Product type</i><br><b>Commercial premise</b> | <i>Building</i><br><b>Park Palace</b>    |
| <i>District</i><br><b>Carré d'Or</b>             | <i>Living area</i><br><b>150 m²</b>      |
| <i>Parking</i><br><b>1</b>                       | <i>Floor</i><br><b>Ground floor</b>      |
| <i>Condition</i><br><b>Work required</b>         | <i>View</i><br><b>Commercial Gallery</b> |
| <i>Exposure</i><br><b>internal</b>               | <i>Release date</i><br><b>Now</b>        |
| <i>Ref.</i><br><b>PEV1011</b>                    |                                          |

Located in the very popular Allées Lumières shopping mall, in the heart of the Carré d'Or, this premises benefits from a prime location. The commercial walls are offered for sale free of any occupation, with a parking space included.

Ideally located in the heart of the Carré d'Or, in the Allées Lumières shopping mall, this commercial space benefits from an exceptional environment and a high pedestrian flow. It is located in the immediate vicinity of the Place du Casino, emblematic establishments such as the Hôtel de Paris, the Hermitage and the Metropole, as well as the Principality's biggest luxury brands.

The property offers excellent visibility thanks to a window of about 5 linear meters. Currently fitted out for an art gallery activity, it consists of a large reception and exhibition space, an office, a storage area and a large exhibition room. The volumes are particularly generous and sublimated by a high ceiling.

All activities are possible, with the exception of the catering trades.



A parking space located in the immediate vicinity of the premises completes this property.





