

470 000 €

Contact agency

Agence BBii

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Professional commercial

Surface : 258 m<sup>2</sup>

Exposition : Est ouest

Features :

Goods-lift, AIR CONDITIONING



### Commercial 8857-05 Le Cannet

Exceptional premises in Le Cannet – A unique space easily transformed into commercial premises or offices Located in Le Cannet, in the immediate vicinity of shops and a few minutes from Cannes, this property offers an ideal setting for any professional activity wishing to set up in an atypical, spacious and bright space . Its exceptional potential will suit a company , a showroom , a liberal practice or an investor looking for a rare and modular property . A space adaptable to various uses With its three independent accesses , this property is perfectly configured to be transformed into commercial premises or offices adapted to different professional activities: A welcoming and functional main entrance, ideal for receiving the public. An entrance on the terrace side , directly overlooking the parking lot, facilitating deliveries. Access from the basement , ideal for storage space or discreet activity. The entire property stands out for its impressive volumes, exceptional brightness and serene atmosphere , offering a unique and inspiring working environment. Incredible potential with 8 modular rooms This property now has 4 partitioned spaces with their own bathrooms or toilets , offering optimal comfort for employees or customers . In addition to these spaces, two other rooms can be arranged according to your needs: In additional offices , perfect for a growing business. In meeting or waiting rooms , offering a premium customer experience. In storage or archive spaces to optimize the organization of your

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perfect for all connected activities. High-performance insulation, guaranteeing thermal and acoustic comfort in all seasons. Two private parking spaces , a crucial advantage in an urban area. Discover this property as if you were there with our 360° virtual tour Access an immersive virtual tour by clicking on the following link: <https://view.ricoh360.com/c36ecb74-10ce-42c5-a070-961faafe7c90> A rare opportunity for savvy professionals This property, with its unique and atypical

character , constitutes an ideal opportunity for a visionary entrepreneur . Its configuration and its potential make it a strategic investment in a dynamic area. Selling price: €470,000 HAI (Agency fees included – payable by the seller) Don't miss this unique opportunity! Contact our real estate negotiator now for a private viewing: Ayss Metin – Real Estate Negotiator | BBii Agency Phone: +33 7 61 01 53 33 Email: ayssmetin@gmail.com BBii Agency Phone: 04 97 22 24 83 Website: [www.bbii.fr](http://www.bbii.fr)