

150 000 €

Contact agency

Agence BBii

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Professional local

Surface : 38 m<sup>2</sup>

Exposition : Nord

Features :

Apartment building



### Local 8800-9 Nice

Creation of the announcement in progress (full text and photos in preparation)...  
For sale WALLS; - commercial premises of 38 m<sup>2</sup> located in town, between Gambetta and Malaussena. - No loss of space (room rather square in shape). - Possibility of creating a mezzanine, because the ceiling height is greater than 3.60 m. - 2 windows + 1 glass door representing a linear of 4.90 m. - Low property tax; €590/year. - Low charges; 76 €/month. - Renovation of stairwells voted and paid for. - Renovation facade voted and paid. - Electricity redone to standards. - 1 wc with a washbasin. - Can be rented between €600/month and €800/month. Good average rental profitability of approximately 6.5% gross. Free immediately!

Document non contractuel

26/01/2025 - Prix T.T.C

