

149 999 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

Professional local

Surface : 38 m²

Exposition : Nord

Features :

Apartment building



### Local 8800-21 Nice

Creation of the announcement in progress (full text and photos in preparation)...

For sale WALLS; - commercial premises of 38 m² 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

25/04/2025 - Prix T.T.C

