

17 999 €

Contact agency

Agence BBii

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Professional

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

Year of construction : 1944

View : Citadine

General condition : to renovate

Features :

Metal curtain



8799-8 Nice

For sale WALLS: 25 rue Vernier (NICE), in a beautiful renovated building. - All businesses except olfactory and noise nuisances (according to: co-ownership regulations). - Commercial premises of 38 m<sup>2</sup> (approx. 7.15 mx5.60 m) located in town, between Gambetta and Malausséna (tram line 1). - No loss of space (premises are rather square in shape). - Possibility of creating mezzanines, as ceiling height exceeds 3.60 m. - 2 display cases + 1 glass door representing a total linear length of 5 m. - Low property tax: €590/year. - Low charges; €76/month. - Stairwell renovation voted and paid for. - Facade renovation voted and paid for. - Electricity redone to standards. - 1 toilet with a washbasin. - Can be rented between €650/month and €800/month excluding charges. Good average rental yield of around 5.2% and 6.4% gross. Available immediately!

Document non contractuel

24/11/2024 - Prix T.T.C

