

343 000 €

Occupational entrepôt

Surface : 174 m²

Exposition : Est

Features :

apartment building



Entrepôt 5113 Nice

NICE CENTER Penchienatti Street Opportunity / City Center / Large storage areas / High potential Commercial premises of 175 m² to renovate, ideal for all types of businesses (excluding restaurants). The property has two accesses from the street: a pedestrian entrance door and a 2.20 m wide garage door. The premises are laid out in an L shape, with an initial surface area of 43 m² on the ground floor, benefiting from a HSP of 4 meters, perfectly suited to welcoming the public: showroom, boutique, gallery, etc. A small mezzanine (3 steps down) leads to a second area of 84 m², ideal for storage, a workshop or a technical space. Finally, a 43 m² mezzanine completes the property, providing optimal space for installing offices. A water point is located in the center of the premises. Net price: €319,960 Fees 6% excluding VAT payable by the purchaser HI price: €343,000

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 1700 and 2360 € (reference year 2003)
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