

123 000 €

**Occupational murs boutique**

Surface : 43 m<sup>2</sup>

Exposition : Sud

Features :

apartment building, digicode, guarding, air conditioning, disabled access



### Murs boutique 5190 Nice

NICE WEST EXCLUSIVE Ste-Marguerite VACANT PREMISES / 3 METER SHOP WINDOW / ACCESSIBLE FOR PEOPLE WITH REDUCED MOBILITY Located at 112 avenue Ste-Marguerite, within a secure condominium with free pedestrian access during the day, Cot'Ouest Immobilier offers you the sale of these vacant premises of 43.29 m<sup>2</sup> over 2 levels. Ideal for offices, a retail space, a showroom, or a medical practice, this bright unit features a large shop window and comprises a first air-conditioned area of 25 m<sup>2</sup> plus a restroom with a toilet. Upstairs, in the mezzanine, a second 16 m<sup>2</sup> space perfect for an office, accompanied by a shower room. The last tenant paid €685/month (including €50 in charges). Some refreshing work is to be expected. Accessible for people with reduced mobility. This property is presented by Cot'Ouest Immobilier Promenade agency at 04.92.09.77.20

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