

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

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**Professional local**

**Surface : 38 m²**

**Exposition : Nord**

**Features :**

Apartment building



**Local 8800-36 Nice**

EXCLUSIVE...FINAL PRICE DROP! 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 m x 5.60 m) located in town, between Gambetta and Malausséna (tram line 1). - No loss of space (premises rather square in shape). - Possibility of creating mezzanines, as the ceiling height is greater than 3.60 m. - 2 display cases + 1 glass door representing a total length of 5 m. - Low property tax: €750/year. - Low charges; €60/month. - Stairwell renovation voted on and paid for. - Facade renovation voted and paid for. - Electricity redone to standards. - 1 toilet with a hand basin. - Can be rented between €650/month and €850/month excluding charges. Good average rental yield of around 5.2% and 6.4% gross. Available immediately!

Document non contractuel

12/07/2025 - Prix T.T.C

