

5 127 €

Contact agency

MCE Immobilier

165 Avenue de Nice

06800 Cagnes-sur-Mer

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Professional commercial

Surface : 261 m<sup>2</sup>

Features :

Apartment building, Guarding,  
telemonitoring, disabled access



### Commercial 453 Antibes

ANTIBES-LES-PINS - CLOSE TO ALL SHOPS - TOURIST AND PEDESTRIAN AREA  
- COMMERCIAL PREMISES OF 240m<sup>2</sup> Ideal location in the touristic, dynamic and residential pedestrian zone in the heart of the beautiful town of Antibes les Pins  
This commercial space with a beautiful surface area of 240.55m<sup>2</sup> gross, entirely to be created and fitted out as you wish, will seduce you with its quiet environment, its bright location, with a beautiful sea view. Located a stone's throw from Parc Exflora, via nearby pedestrian access, the configuration of the premises will seduce you with its large bright window! The location offers the possibility of also bringing together the adjoining room of 34.39m<sup>2</sup> which has a water point, which can thus serve as a reception area. The premises are located in the immediate vicinity of busy roads (Avenue de Cannes D-6007) 300m from the bus station, 10 mins walk from the beaches, and 10 mins from the SNCF train station. All activities would be studied, however, there is no possible creation of extraction. The building complex has a public car park with 360 spaces in the basement with access to the basement with a mechanical escalator. Possibility of obtaining a merchant rate. The delivery of goods is possible on site with access for heavy goods vehicles and by a freight elevator with direct access. The property complex already hosts dynamic businesses such as a Basic Fit gym, a Super U supermarket, a few restaurants, offices, services, the international Montessori school of Juan Les Pins

Document non contractuel

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