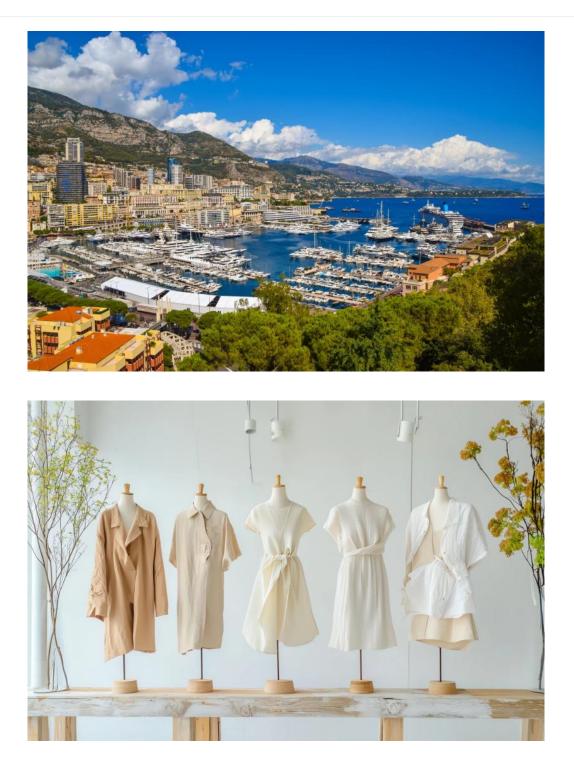


MAGREY & SONS

LUXURY REALESTATE

Listing C6007 - Business assets - Beaulieu-sur-Mer



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 $\underset{\leftrightarrow}{\uparrow}\underset{i}{\boxplus}$ Living area: 127 sqm

Magrey & Sons offers for sale a superb boutique fully refurbished, with new paint, flooring, walls, air conditioning, and electrical systems.

Located on a prestigious shopping street in Beaulieu (close to Monaco), this versatile space is ideal for a ready-to-wear clothing store, accessories, wine cellar, beauty center, professional office, or a perfumery. The total area is 127 m², including 101 m² of sales space and 25 m² of storage.

The commercial lease (3/6/9) is active, allowing the following activities: real estate agency, leather goods, travel accessories, watchmaking, jewelry, hairdressing, balneotherapy, therapy, massage. Annual rent: €42,000 excluding VAT.

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