



## Prime Ground-Floor Commercial Space for Rent in Monaco

Professional rental 3 000 € / month

<i>Product type</i> <b>Office</b>	<i>Building</i> <b>El Palacio</b>
<i>District</i> <b>Condamine</b>	<i>Living area</i> <b>35 m<sup>2</sup></b>
<i>Bathroom</i> <b>1</b>	<i>Parking</i> <b>1</b>
<i>Floor</i> <b>Ground Floor</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>City</b>	<i>Release date</i> <b>Available</b>
<i>Ref.</i> <b>MCE177</b>	

Available immediately, the property is offered at a reduced rent from 3,500 euros to 3,000 euros per month (including building charges) for a quick transaction.

Ideally located in El Palacio, 41 bis Rue Plati, this versatile ground-floor office/shop offers an excellent opportunity for businesses seeking a visible and accessible address in Monaco.

The premises comprise an open-plan space, a shower room with WC, and the rare advantage of an outdoor parking space directly in front of the shop window.

Suitable for a variety of professional or commercial activities, this is an attractive opportunity in a sought-after location.

The property is available for a minimum one-year contract, not automatically renewable. All real estate

agency fees are to be paid for by the incoming tenant. The rent will be payable quarterly in advance and a three-month deposit (caution) will be required upon signature.



