

## Detached office with shop window, ideal rental yield

For sale Monaco

2 300 000 €

Beautiful office in perfect condition overlooking the marina of Fontvieille.

Product type	Office	Building	Poste Garde de Fontvieille
Living area	50 m <sup>2</sup>	District	Fontvieille
Floor	RDC	Release date	Now

Discover this rare investment opportunity on the prestigious Marina de Fontvieille, Monaco. This spacious premises, currently rented out as an office, offer an attractive rental yield of 2.8%.

The premises consist of a large main room bathed in natural light thanks to a window offering a breathtaking view of the residence's gardens and the marina. The property also includes a sanitary area and two separate toilets, adding an essential amenity for a professional space.

With the ability to set up to 4 workstations, this space offers ideal flexibility for various business setups.

### Strengths:

- Prestigious location on the Marina of Fontvieille
- View of the residence's gardens and marina
- Attractive rental yield of 2.8%
- Ideal for rental investment
- Spacious with the possibility of 4 workstations
- Sanitary area and two separate toilets

