



## www.laloge-immobiliere.com

ACHAT - VENTE - LOCATION - CONCIERGERIE

## 430 000 €

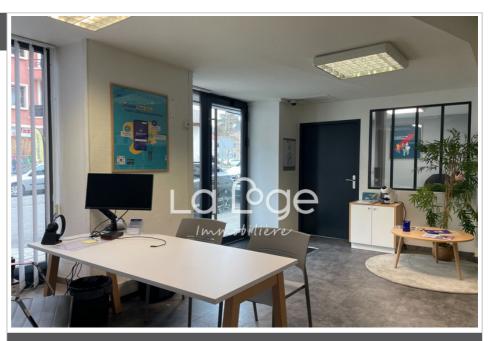
Professionnel murs bureau

Surface: 191 m²
Exposition: Sud ouest
Couverture: tiles
Features:

Plain pied, Immeuble collectif,

Autofinancement, renovated, Appartement T2 indépendant, Climatisation, Accès

handicapé



## Murs bureau 359 Gap

Gap City Center: EXCLUSIVELY La Loge Immobiliere offers you the unique opportunity to acquire commercial premises with a surface area of 190 m² in the heart of downtown Gap with increased visibility since it is located on a busy boulevard! On one level, you will discover a total surface area of 145 m² made up of several offices, a spacious break room, separate toilets and an archive room. Upstairs, a 2-room apartment of 46 m² converted into offices, consisting of a waiting room, an office with balcony, a kitchen and bathroom with toilet. The apartment also has independent access allowing it to be rented or sold separately. The whole is currently rented via a 3/6/9 commercial lease starting in 2024 for a monthly rent of €3,166 + property tax smoothed over the year payable by the lessee. Rare opportunity and self-financing guaranteed!

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