

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 Immobilière 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!

Document non contractuel - 25/04/2025



La Loge Immobilière - 6 boulevard Général Charles de Gaulle, 05000 Gap

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Document non contractuel - Barème de prix disponible sur notre site internet