



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 395,653.26

#### Location

Country: France  
State/Region/Province: Provence-Alpes-Côte d'Azur  
ZIP code: 13230  
Posted: Jun 22, 2024  
Description:

For sale exclusively in Port-Saint-Louis-du-Rhone (13230), Magnificent building of 360 m2, composed of a large commercial premises with all amenities and two bright T3 apartments. A real estate complex combining security, comfort and profitability. Located in the heart of the city center, this building offers you: A STRATEGIC COMMERCIAL PREMISES Showcase of the building, this 180 m2 commercial premises, formerly used as an analysis laboratory, is now fitted out with a reception hall, five boxes, as well as common areas, offering exceptional modularity. Located in the heart of the city center, it benefits from a strategic location and exceptional visibility, ensuring high attendance and excellent exposure. This premises is ideally suited to maximize the potential of your commercial activity, thereby increasing the versatility and appeal of this property. TWO BRIGHT T3 APARTMENTS Located on the 1st floor, with an independent entrance, these two bright T3 apartments offer you light and airy living spaces, offering a residential environment, and soothing perspectives, constituting an ideal choice for a comfortable personal residence, or for a rental investment. SERVICES - Air conditioning - PVC double glazing joinery IDEAL FOR - Investor (high profitability), latest gross rental income: 3938e/year REF 53846 - ABESSAN network - JEGHI Reda ... Your real estate sales agent (EI) RSAC No. 808 084 610 - All our properties are visible on ... Fees including VAT charged to the seller Information on the risks to which this property is exposed is available on the Georisks website. According to article L.561.5 of the Monetary and Financial Code, you will be asked for proof of identity to organize the visit.

Condition: Good

#### Common

Finished sq. ft.: 360 sq m



---

Lot Size: 180 sq m

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 186

## Building details

Number of Floors: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/ACML-T13628/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ACML-T13628/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 34070144409

