



## Agence Immobilière Moderne

174, rue du Docteur Paccard  
BP93 - 74402 Chamonix Mont Blanc  
Tél : 00 33 4 50 53 10 57  
Mail : agence.aim@agenceaim.com

# 685 000 €

Ref.5651

## Commerce

Chamonix centre  
Commercial lease in prime location



Pedestrian street in the center of Chamonix, for sale leasehold rights of a commercial premises with an area of approximately 100 m<sup>2</sup> on two levels, windows on pedestrian street. Lease suitable for all businesses except noisy and smelly. Two outdoor parking spaces. Reversible air conditioning installed. Annual rent €34,896 excl. VAT Annual parking rent €1,800 excl. VAT Premises in very good condition, WC's and kitchen area on the lower level. For more information, contact us.

<b>Location:</b>	Chamonix
<b>Activity:</b>	Droit au bail
<b>Surface area:</b>	100 m <sup>2</sup>
<b>Lease:</b>	34 896