



## Agence Immobilière Moderne

174, rue du Docteur Paccard  
BP93 - 74402 Chamonix Mont Blanc  
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# 370 000 €

Ref.9991

## Commerce

Chamonix centre  
Commercial uniot



CHAMONIX CENTERRue Paccard location No. 1Commercial space of 33m<sup>2</sup> + 8.50m<sup>2</sup> less than 1.80m high used for storage, currently operating as a real estate agency.A new lease will be created based on the desired activity, with a 3-6-9 year lease.Covered parkingMonthly rent: €2,200 excluding tax + condominium fees.Parking rent: €100 excluding tax per month



|                                     |                      |
|-------------------------------------|----------------------|
| <b>Location:</b>                    | Chamonix             |
| <b>Charges mensuelles :</b>         | 98 €                 |
| <b>Charges loi Alur annuelles :</b> | 1 183 €              |
| <b>Activity:</b>                    | Droit au bail        |
| <b>Surface area:</b>                | 33.26 m <sup>2</sup> |
| <b>Lease:</b>                       | 3/6/9                |
| <b>Rental:</b>                      | 2 200€               |

**Heating:** Collectif gaz

