COLDWELL BANKER
EUROPA REALTY

Gujan-Mestras



SALE PRICE : 845 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

GUJAN-MESTRAS: Commercial Premises – The Visibility Your Business Deserves!

Are you looking for a strategic location that combines functionality and flexibility to grow your business? Look no further! These premises in Gujan-Mestras, situated on a high-traffic axis in the heart of a dynamic business district, are perfect for you.

A Space Designed for Your Projects:
- 40 m² Showroom: Showcase your products in the best light.
- 50 m² Office/Home Space: Modern, bright, and equipped with heat pumps for year-round comfort.

This space also serves as a T2 residential unit, featuring a kitchen, living room, bedroom, bathroom, and WC.

- 50 m² Workshop & Secured Garage: Ideal for crafting, storage, or safely parking your vehicles/equipment.
- 95 m² Warehouse: With a ceiling height of 4.60 m, perfect for various storage or customization needs.
- 300 m² Outdoor Area: Convenient customer parking.

Prime Visibility on a High-Traffic Road:
- Located in a booming business area.
- Modular spaces to fit your needs, whether you're a retailer, craftsman, or visionary entrepreneur.

Don't Miss This Opportunity!
These commercial premises are ready to welcome your business and help it thrive.

Contact Stéphanie GUEBEL at +33 6 19 70 25 80
Independent Commercial Agent
RSAC 892 794 124 - RCP 127 100 479

Price: €760,000 (excluding fees)
Fees included: 11.18% paid by the buyer.

Energy Performance Rating: D (198 kWhEP/m².year) | GES B (10 kgCO_2/m².year) – Old Version

The information regarding the risks to which this property is exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	Type de bien

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 198

Greenhouse gas emissions (GHG) index: B 10

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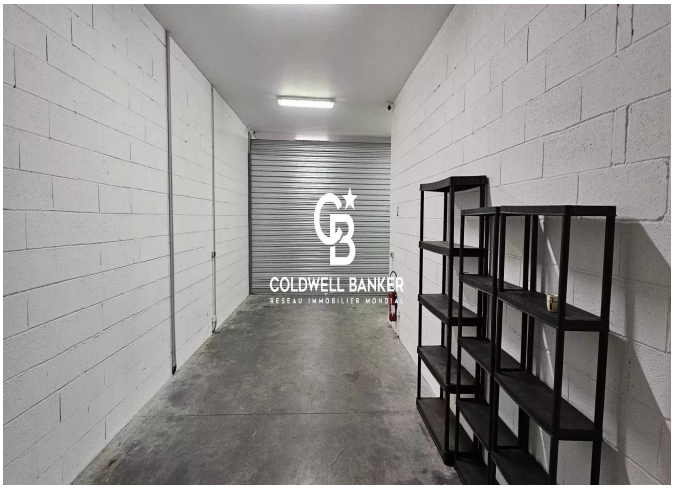

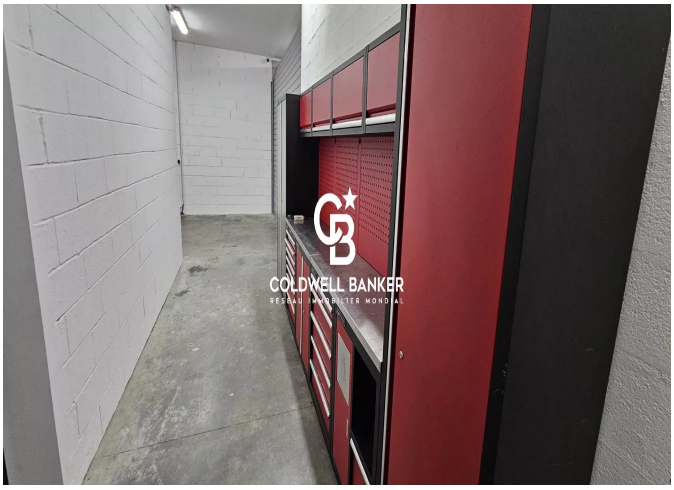



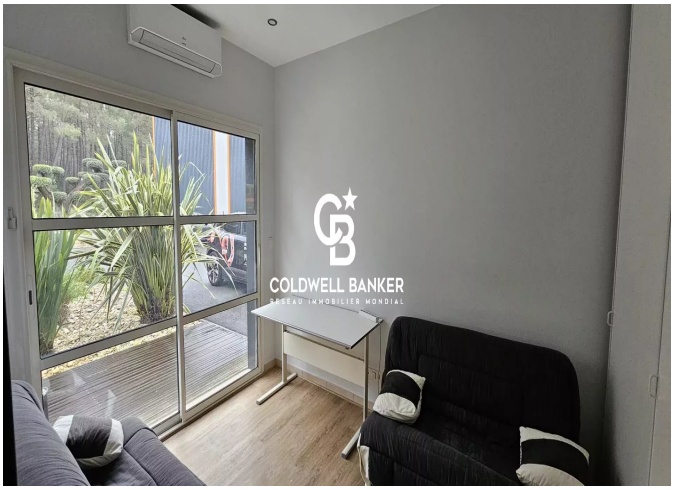

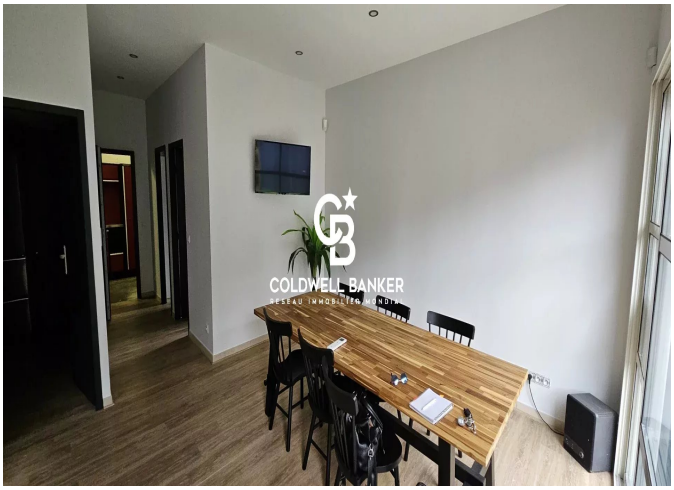

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