

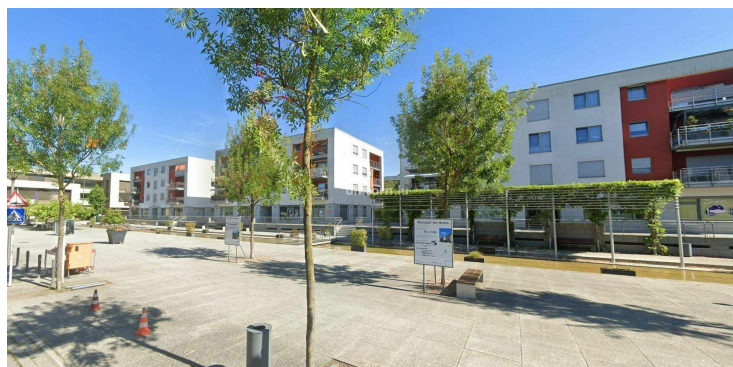
SHOP

MONDORF-LES-BAINS

REF. 8403

630 000 €

81m² Surface (m²)



In the heart of Mondorf-les-Bains, your Unicorn real estate agency offers you an exclusive 81.19 m² commercial space, ideally located just a stone's throw from the town hall. The premises comprise two separate spaces, currently leased to solid, regular tenants: a driving school and a hairdressing salon. Both spaces have their own independent entrance from the forecourt and are separated by a high-quality wall, ensuring perfect independence between the two activities.

Built in 2007, the building features a well-maintained facade and high-quality double-glazed windows. Heating and air conditioning are provided by an efficient reversible system. Inside, the floors are tiled and laminated, covered by a false ceiling with light fittings and integrated air conditioning.

Outside, a private terrace of approx. 95 m² surrounds the two spaces, providing a pleasant reception area for guests in summer. This vast outdoor space, with a right of way for third parties, represents a real asset for a commercial activity right in the pedestrian center.

With a rental yield of EUR 3,500/month, i.e. EUR 42,000/year, this property offers a gross return of 6.7%, ensuring an attractive investment.

All in all, this commercial space in excellent condition offers a prime location in Mondorf-les-Bains, reliable tenants and a promising rental yield. A rare opportunity for an investor looking for a well-maintained, well-located property with high profitability potential.

For further information, please contact our agency by telephone on +352 26 54 17 17 or by e-mail at info@unicorn.lu

<https://www.unicorn.lu/en/detail-8403-vente-commerce-mondorf-les-bains>



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