

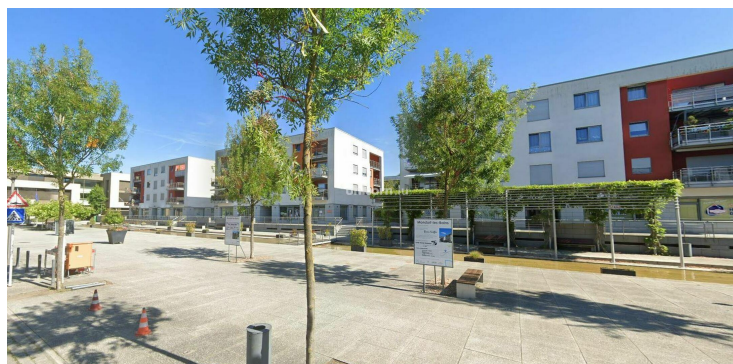
# SHOP

## MONDORF-LES-BAINS

REF. 8403

630 000 €

81m<sup>2</sup> Surface (m<sup>2</sup>)



In the heart of Mondorf-les-Bains, your Unicorn real estate agency offers you an exclusive 81.19 m<sup>2</sup> commercial space, ideally located just a stone's throw from the town hall. The premises comprise two separate areas, each with its own entrance from the forecourt and 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 m<sup>2</sup> 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.

This property offers an excellent rental yield, guaranteeing an attractive gross profitability and making this an attractive investment opportunity.

All in all, this commercial space in excellent condition offers a prime location in Mondorf-les-Bains, serious 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](mailto:info@unicorn.lu)

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



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