



FONCIER  
TRANSACTION  
PROGRAMMES NEUFS

1 120 000 €

Occupational entrepôt

**Surface : 8000 m<sup>2</sup>**

**Energy class (dpe) :** Unavailable

**Emission of greenhouse gases (ges) :**

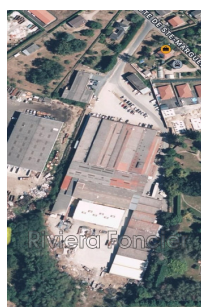
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## Entrepôt 388 Thiers

Investment Opportunity in Thiers (63) Nestled in the heart of Thiers (63), this real estate complex represents an exceptional opportunity for any investor looking for a solid and immediate return on investment. - Warehouse: With a surface area of approximately 8000m<sup>2</sup>, this space is currently rented to a boilermaking company for an amount of €8,900 excluding tax per month, thus guaranteeing stable income until November 2026. - Land: With an area of 26,000m<sup>2</sup>, this land offers a large potentially exploitable space, whether for expansion or other real estate projects. - Additional building: Away from the main lease, a raw building of 400m<sup>2</sup>, out of water, can be used as additional storage, workshop or be fitted out according to needs and additional rent - Location: Thiers (63), a town renowned for its economic dynamism. - Cadastre: YL 180 and BK 259. Whether you are looking for a profitable short-term investment through the existing lease, or considering a long-term development project, this property offers a rare combination of potential and stability. For more information or to arrange a visit, do not hesitate to contact us.

Document non contractuel  
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Riviera Foncier

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