



1 120 000 €

Occupational entrepôt

Surface : 8000 m²

Energy class (dpe) : Unavailable

Emission of greenhouse gases (ges) :

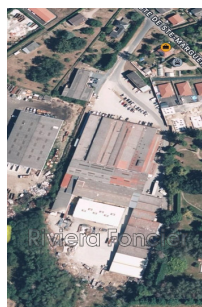
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Entrepôt 388 Thiers

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 8000m², 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 26,000m², 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 400m², 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
27/07/2024 - Prix T.T.C



Mairie de Thiers	
Commune de Thiers (63) - 2 parcelles sur la commune - 31663	
Parcelle n° 1	000 00 100
Surface cadastrale	8 000 m ²
Surface constructible	8 000 m ²
Surface bâtie	0 m ²
Surface en cours de construction	0 m ²
Surface à bâtir	0 m ²
Surface agricole utile	0 m ²
Surface boisée	0 m ²
Surface en eau	0 m ²
Surface non bâtie	0 m ²
Surface bâtie	0 m ²

Riviera Foncier