

## Commercial Property for Sale with Operating Garage | Cap d'Ail

Professional sale France

7 000 000 €

|              |                       |
|--------------|-----------------------|
| Type         | Professional sale     |
| Product type | Commercial enterprise |
| District     | Cap-d'Ail             |
| City         | Cap-d'Ail             |
| Country      | France                |

**Cap d'Ail** - The sale concerns a commercial property complex including a car repair garage with car wash, as well as the land and buildings necessary for the operation.

The activity currently in place can be maintained or resumed. For interested buyers, the financial elements and the profitability analysis can be communicated after studying the project and signing a confidentiality agreement (NDA).

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Land also offers possibilities for development, in compliance with the applicable urban planning rules, making it possible to envisage a reconfiguration or a change of activity compatible with zoning.

The property is located on a cadastral plot AK 115, within the UZA7 zone of the PLU of the Nice Côte d'Azur Metropolis.

The total surface area of the land is 2,850 m<sup>2</sup>, of which 1,674 m<sup>2</sup> are classified as blue zones.

The authorised footprint is set at 30%, for a maximum height of 7 metres at the sewer.

These rules allow the construction of an estimated floor area of approximately 502 m<sup>2</sup> per level, i.e. 1,004 m<sup>2</sup> on two levels.

An underground development could be envisaged, subject to technical studies and administrative authorisations.

In the UZA7 zone, the following uses are excluded: housing, hotels and tourist accommodation, agricultural or forestry activities, vehicle or material depots, campsites or motorized leisure areas, quarries, as well as earthworks not related to an authorized operation.



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