

# LE SPOT COMMERCIAL UNITS & OFFICES FOR SALE > AMNÉVILLE



## BUILDING

MOSL

## ID CARD

- > A mixed-use building for offices, shops and a restaurant.
- > In the heart of the Cité des Loisirs, well-known for its casino, thermal baths, zoo, concert hall and host of outdoor activities.
- > Located between Metz and Thionville, close to the A4 and A31 motorways.

### SURFACE AREA

- > Ground floor + 6 floors covering 2,535 m<sup>2</sup>.
- > Activities broken down as follows:
  - Ground floor: 2 commercial units + adjoining storage space
  - from the 1<sup>st</sup> to the 5<sup>th</sup> floor: open spaces divisible into up to 6 office units
  - On the 6<sup>th</sup> floor: a restaurant, with kitchen and a meeting room for the offices on the lower floors.
- > 34 parking spaces, including 2 adapted for people with reduced mobility

### AVAILABILITY

- > Projected delivery: 2024.







