

COMMERCIAL PREMISES FOR SALE

> SAINT-AVOLD



BUILDING



MOSL

ID CARD

> Premises located at:
66 rue des Généraux Altmayer - Saint-Avold.

> E25/A4 motorway access 5 minutes away
(Metz: 30 minutes, Strasbourg: 1h15,
Sarrebriick: 30 minutes).

> Saint-Avold train station 8 minutes away
(Metz: 30 minutes, Metz train station:
35 minutes, Paris 1h45, Luxembourg: 1 hour).

> Airport: Sarrebriick (35 minutes),
Strasbourg (1h30), Frankfurt-Hahn (1h50).

> AVAILABILITY:
3rd quarter of 2024.

DESCRIPTION (PLANS AVAILABLE ON REQUEST)

> 6 units from 288 to 435 m², representing a total of
2,243 m².

> the partitioning of the units can be adjusted right
up to the start of construction and depending on the
sales situation.

> at the tenant's expense: interior fittings of the
units, signs, photovoltaic panels, charging stations,
grease trap, etc.

> period for conditions precedent: 3 months.

> status: co-ownership, with shared car parks.

FINANCIAL CONDITIONS: OFF-PLAN SALE

> from €345,600 to €565,500 excluding VAT,
depending on the unit.

> fees: 5% of sale price excl. VAT (i.e. 6% incl. VAT).

> security deposit; 5% of the sale price.

> discounted notary's fees: provision of 2.5%

MOSELLE ATTRACTIVITÉ

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Communauté d'Agglomération
Saint-Avold Synergie





FACILITIES AND SERVICES:

- > floor slab load-bearing capacity: 2 metric tons/m²
- > steel frame structure
- > double-skin cladding
- > sectional door 3 x 3 m
- > class C polyurethane insulation
- > height: 5 m
- > electricity: S20 panel for three-phase Tarif Bleu (regulated sale tariff) up to 36 KVa at the property boundary
- > RE2020
- > access for people with reduced mobility
- > parking area: 47 spaces



Cellule	Type	Surface en m ²	Prix de vente HT
Bâtiment A – Lot 1	Local d'activité	362	470 600 €
Bâtiment A – Lot 2	Local d'activité	290	348 000 €
Bâtiment A – Lot 3	Local d'activité	288	345 600 €
Bâtiment B – Lot 1	Local d'activité	435	565 500 €
Bâtiment B – Lot 2	Local d'activité	290	348 000 €
Bâtiment B – Lot 3	Local d'activité	290	348 000 €
Bâtiment B – Lot 4	Local d'activité	288	345 600 €