

1109m2 of land for commercial development (offices, business units, hotels) at 93800 Épinay-Sur-Seine



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Épinay-sur-Seine  |
| Department: | Seine-Saint-Denis |
| Bed:        | 0                 |
| Bath:       | 0                 |
| Floor:      | 0 m2              |
| Plot Size:  | 1109 m2           |

## IN BRIEF

### PRIME COMMERCIAL LAND OPPORTUNITY - EPINAY-SUR-SEINE

Strategically positioned in a thriving commercial district with excellent visibility from a high-traffic road, this 1,109m<sup>2</sup> plot offers an exceptional investment opportunity for business development. The property benefits from:

- Superior accessibility with road access from two sides
- Close proximity to Épinay-Sur-Seine train station
- Complete on-site services and amenities
- Excellent exposure to potential customers

### PERMITTED ACTIVITIES:

- Office spaces
- Retail and artisanal businesses
- Hotels and tourist accommodations

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

establish a visible commercial presence in a well-connected area of Paris

## DESCRIPTION

\*The selling price including agents fees is 873 340€... The costs of this transaction are payable by the buyer : 5% of the selling price before fees: 831 750€.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

|                  |         |
|------------------|---------|
| Taxe foncière:   | 676 EUR |
| Taxe habitation: | EUR     |

## NOTES