

## Commercial Building



## INFORMATION

Town:	Créteil
Department:	Val-de-Marne
Bed:	3
Bath:	3
Floor:	1857 m2
Plot Size:	1810 m2

## IN BRIEF

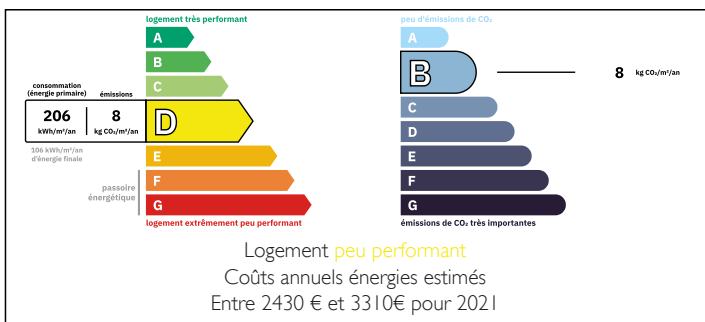
FOR SALE – COMMERCIAL AND PROFESSIONAL REAL ESTATE COMPLEX – CRÉTEIL

Ideally located in Créteil, in immediate proximity to the cable car station, metro, the A86 motorway, and just 14 km from Paris-Orly Airport, this building benefits from a strategic location at the heart of a dynamic area driven by the Greater Paris development project.

The property comprises leased office spaces and physiotherapy clinics, offering a partially occupied asset with established rental income.

Fully accessible to persons with reduced mobility (PRM), the property is situated in a quiet environment well suited to medical, paramedical, office, and service-related activities.

## ENERGY - DPE



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.

Full investment dossier and additional...

## DESCRIPTION

FOR SALE – 1,857 SQ.M COMMERCIAL & PROFESSIONAL INVESTMENT PROPERTY – CRÉTEIL (GREATER PARIS)

A HIGH-POTENTIAL INVESTMENT OPPORTUNITY AT THE GATEWAY TO PARIS

Located in one of the most dynamic and rapidly evolving areas of Greater Paris, this commercial and professional real estate complex represents a rare investment opportunity in the Créteil market.

Benefiting from a strategic location, the property enjoys immediate access to the Créteil urban cable car, metro stations, bus networks, the A86 motorway, and is situated only 14 km from Paris-Orly Airport. This exceptional connectivity ensures long-term attractiveness for both occupiers and investors.

Supported by the major infrastructure and urban development projects of the Grand Paris initiative, the area is experiencing sustained economic and demographic growth. Continuous improvements in transportation networks, the creation of new residential districts, the expansion of office and business activities, and increasing demand for local services all contribute to strengthening the area's appeal and long-term capital appreciation prospects.

Within this highly favorable environment, the property offers a compelling combination of rental income, asset security, and value-add potential.

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A MULTI-TENANT PROPERTY OF OVER 1,850 SQ.M

The asset comprises approximately 1,856.76 sq.m of gross floor area distributed across several levels and a variety of occupancy types.

## LOCAL TAXES

Taxe foncière: 17798 EUR

## NOTES