LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44576LEG94 Price: 4 770 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (4 500 000 EUR without fees)

Créteil 94000 | Greater Paris | Commercial Building for Wealth Investment | Safe & Long-Term







INFORMATION

Town:	Créteil
Department:	Val-de-Marne
Bed:	3
Bath:	3
Floor:	1983 m2
Plot Size:	1810 m2

IN BRIEF

CRÉTEIL 94000 | GREATER PARIS | INCOME-PRODUCING COMMERCIAL & PROFESSIONAL PROPERTY OF 1 983 M²

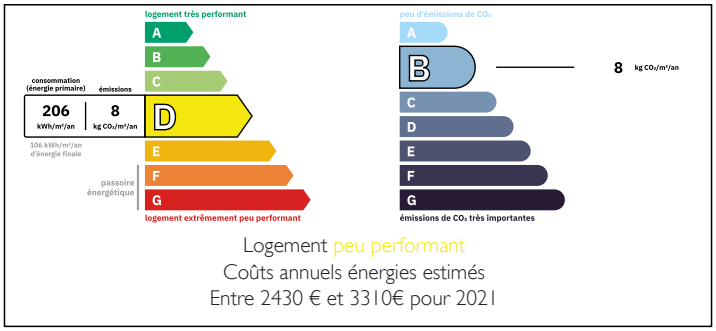
7.4% INDICATIVE GROSS YIELD | RECENT PRICE REDUCTION OF 10%

Recently repriced to €4,770,000 including agency fees, from €5,300,000, this 1,983 sqm investment property offers a €530,000 price reduction.

With an indicative gross yield of 7.4%, the asset offers a compelling income proposition. This compares favourably with the 4% gross yield benchmark indicated for Greater Paris, subject to comparable asset criteria and verification of rental income.

Located near the cable car, metro, A86 motorway and approximately 14 km from Paris-Orly Airport,

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2430 € et 3310€ pour 2021

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.

DESCRIPTION

AN ATTRACTIVE-YIELD INVESTMENT IN AN ESTABLISHED AND SECURED ENVIRONMENT

7.4% INDICATIVE YIELD | 100% REPORTED OCCUPANCY | 19 PRIVATE PARKING SPACES

Located in Créteil, within the Greater Paris metropolitan area, this substantial commercial and professional property presents an attractive opportunity for international investors seeking a strong indicative yield, diversified occupancy and long-term capital preservation potential.

Extending to approximately 1,983 sqm across several levels, the property combines offices, healthcare premises, a residential apartment and substantial ancillary storage space.

With an indicative yield of 7.4% and a reported occupancy rate of 100%, this asset offers an appealing combination of investment performance, established occupation and operational functionality. Its multi-tenant configuration provides diversification across different types of users, while its strategic location supports accessibility throughout the Paris region.

Situated near the Créteil urban cable car, public transport links and the A86 motorway, and approximately 14 km from Paris-Orly Airport, the property benefits from convenient regional connectivity for occupiers, employees, clients and patients.

Créteil is an established administrative, economic and healthcare hub in the Val-de-Marne department. Its residential catchment area, public facilities, healthcare infrastructure and professional services support a diverse local economy.

For international investors seeking exposure to the Greater Paris property market, this asset combines an attractive indicative yield with an established

LOCAL TAXES

Taxe foncière: **17798 EUR**

NOTES