

RENT

Commercial office for rent

- Mitre 415, Centro, Bariloche, Rio Negro -

Office of 14.34 m² on the first floor of Galería Miyel, with two bathrooms in common areas. Ideal showroom, professional activities.

u\$s 350



Property Information

The Galería Miyel building, located at the corner of Mitre and Palacios streets, is situated in the city center.

The gallery comprises a ground floor with a glass storefront, connecting Mitre and Palacios streets. The upper floor, accessed by stairs, houses the commercial offices and shared restrooms for men and women.

The office for rent is bright, featuring a window overlooking an interior courtyard and central lighting, and its location offers privacy. It includes a double circuit breaker with a residual current device (RCD) and a balanced-flue gas heater. The building entrance and office doors both have security grilles.

Ideal for an accounting firm, professional practice, or showroom.

Two-year lease

One month's rent in advance

One month's security deposit

Half of the contract stamp duty

Third-party guarantee

One month's rent plus VAT for agency fees

Water, gas, municipal taxes, and ordinary building expenses are the tenant's responsibility.

Electricity meter installation to be requested by the tenant.

Rental value: Five Hundred Thousand Pesos (\$500,000) with quarterly indexation based on the Consumer Price Index (CPI).

Sale clause: Early termination of the lease is agreed upon with one month's notice. Visits by prospective buyers must be permitted, accompanied by the property manager.

Características

1 Room, 2 Baños, 14.34m2 Covered, Professional fit

Servicios

Water, Sewage, Natural gas, Electricity, Space heaters, Waste collection



