



**RARE – Corner commercial space with double display window
(Hyper-centre Morzine) – No entry fee**

Price : 1 900 €

Reference 4195

**Morzine
Commercial**

Description

RARE – Corner commercial space with double display window (Hyper-centre Morzine) – No entry fee Morzine Immobilier offers you the opportunity to create your business at the heart of one of the most frequented resorts in the Alps (Portes du Soleil area). Ideally located at 283 Route de la Plagne, this 65 sqm commercial space (store + storage) is delivered ready to be adapted to your concept. A prime location and exceptional visibility: Strategic hyper-centre: Located on the main road of the resort, ensuring constant pedestrian and vehicle flow. 100 meters from the ski lifts: A top location to attract tourist clientele (skiers in winter, hikers/ cyclists in summer). Double corner display window: Located on the ground floor at the building's corner, the space benefits from maximum exposure and visibility. Terrace: A real additional asset situated right in front of the shop. Healthy building: The building's roof was completely renewed in 2025. Optimized operating conditions: Any business: Commercial lease 3/6/9 allowing great freedom of activity. No entry fee: No entry indemnity required (Creating total value for the tenant). Autonomy: 100% independent space with its own access and individual electricity meter. Sanitation: Connected to the collective network. Financial conditions: Rent: €1,900 / month (excluding charges). Availability: Free from September 29, 2026. A true blank page at location number 1 to bring your project to life! For more information or to organize a visit: Contact Sébastien at Morzine Immobilier (Savills International Partner)



MORZINE IMMOBILIER — DEPUIS 1988 PARTENAIRE SAVILLS INTERNATIONAL

À LOUER - TO LET

Local commercial tout commerce

Au cœur de Morzine — station des Portes du Soleil
283 route de la Plagne - 74110 Morzine - Haute-Savoie

SURFACE - SIZE	LOYER - RENT	BAIL - LEASE	DISPONIBILITÉ - AVAILABILITY
= 65 m²	1 900 € /	3 / 6 / 9	29.09.2026
Maison + terrasse	mois	Bail commercial - all trades	Libre à cette date
Sans charges excl. charges			

SAHS PAS DE PORTS
NO KEY MONEY
CRÉATION DE VALEUR PAR LE PRENEUR

FRANÇAIS

Une adresse à Morzine, à composer selon votre projet

Sans obligation de s'implanter au cœur d'une des stations les plus fréquentées des Alpes, Local Rent prêt à aménager - à vous d'y installer votre concept et de faire votre propre travail de commerce.

- ◇ **Tout commerce** — grande liberté d'activité
- ◇ **Sans pas-de-ports** — aucune indemnité d'entrée
- ◇ **Local autonome** - accès et compteur électrique individuels
- ◇ **Raccordé à l'assainissement collectif**
- ◇ **Emplacement de passage** - route de la Plagne

ENGLISH

A Morzine address to shape around your project

A free choice to set up in one of the busiest resorts in the Alps. Delivered ready to fit out — a blank canvas to launch your concept and build your own goodwill (work of commerce).

- ◇ **Unrestricted use** — all trades permitted
- ◇ **No key money** — no fitting premium
- ◇ **Self-contained** unit: own access & electricity meter
- ◇ **Connected to main drainage**
- ◇ **High-footfall** location, route de la Plagne area

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PARTENAIRE SAVILLS INTERNATIONAL info@morzine-immo.com

<p>Logement économe</p> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 80%; height: 15px; background-color: #27ae60; margin-bottom: 5px;"></div> <div style="width: 80%; height: 15px; background-color: #27ae60; margin-bottom: 5px;"></div> <div style="width: 80%; height: 15px; background-color: #27ae60; margin-bottom: 5px;"></div> <div style="width: 80%; height: 15px; background-color: #27ae60; margin-bottom: 5px;"></div> <div style="width: 80%; height: 15px; background-color: #27ae60; margin-bottom: 5px;"></div> <div style="width: 80%; height: 15px; background-color: #27ae60; margin-bottom: 5px;"></div> <div style="width: 80%; height: 15px; background-color: #27ae60; margin-bottom: 5px;"></div> </div> <p style="text-align: center; font-size: x-small;">Logement économe</p>	<p>Logement</p> <p style="text-align: center;">En attente du diagnostic</p>
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Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (1)** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (2)** These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3)** Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4)** Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.