

## Commercial land for Sale in Cantù - Via Bengasi, 16

Sale

Ref. CO25132

PRICE: € 485.000



### 6.151 sq.m

Building area for sale in Cantù  
Industrial/commercial building area of approx. 6200 for sale in Cantù

We sell in the municipality of Cantù a building area of approx. 6,200 for industrial/commercial/hospitality/tertiary use. Located in an interesting position and located in the immediate vicinity of the main road arteries connecting Como to the entrance gates of the city on a busy road. The area has a total surface area of approx. 6,200 approximately where there is an old industrial building of approximately 600 m2 to be demolished. The government plan for the territory of the municipality of Cantù allows us to reconstruct the existing situation of approx. 600 m2 and expand it by a further 1500/1600 m2. The following destinations are allowed: industrial/commercial/tertiary/hospitality. Food and supermarkets are not permitted.

It is necessary to allocate a green area bordering the railway as a buffer zone and right of way to the adjacent land. It is necessary to carry out urbanization works and specifically the creation of a roundabout which allows better accessibility to the property.

Since this is an old building for productive use, now disused, all the sub-services: water, gas, electricity, sewerage are present. A redevelopment project is currently being studied.

Ideal for real estate operators, or direct users.

Sogim Como Reference CO25132

## Property Informations

**Address:** Via Bengasi, 16

**Zip Code:** 22063

**Buildable sq.m.:** 2.500 sq.m

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