

Shop for Sale in Mariano Comense - via Piave, 25

Sale

Ref. CO30327

PRICE: € 150.000



69 sq.m | Bathrooms: 1 | Rooms: 1

Excellent investment opportunity - 2-window shop already leased in Mariano Comense (CO)

Excellent investment opportunity in Mariano Comense - newly built shop already leased.

In Mariano Comense, in a strategic location close to the city center and the train station, we offer for sale a bright shop with two windows overlooking the large, busy pedestrian area. The shop is currently tenanted with an annual gross profitability of 7.5%.

The property comprises a large open space of 65 m2 plus bathroom facilities. The double windows allow for natural light throughout the day and provide excellent visibility from the public pedestrian area in front.

The newly built commercial premises have latest-generation systems such as air heating and cooling, controlled mechanical ventilation and a functional alarm system with video surveillance.

The property has double access from both the main road and the common areas of the building, the latter equipped with a security door to ensure maximum security.

It is possible to relocate various activities within the shop given the versatility of the spaces as well as the predisposition for both the fresh and waste water systems and various electrical branches.

Possibility of a single garage for €25,000.

Contact the office for more information and to schedule a visit.

Property Informations

Address: via Piave, 25

Bathrooms: 1

Rooms: 1

State of Preservation: Excellent

Number Of Windows: 2

Building Costs: € 100

Features

Air-Conditioned

ADSL Coverage

Fastweb Coverage

Alarm

Bath

Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

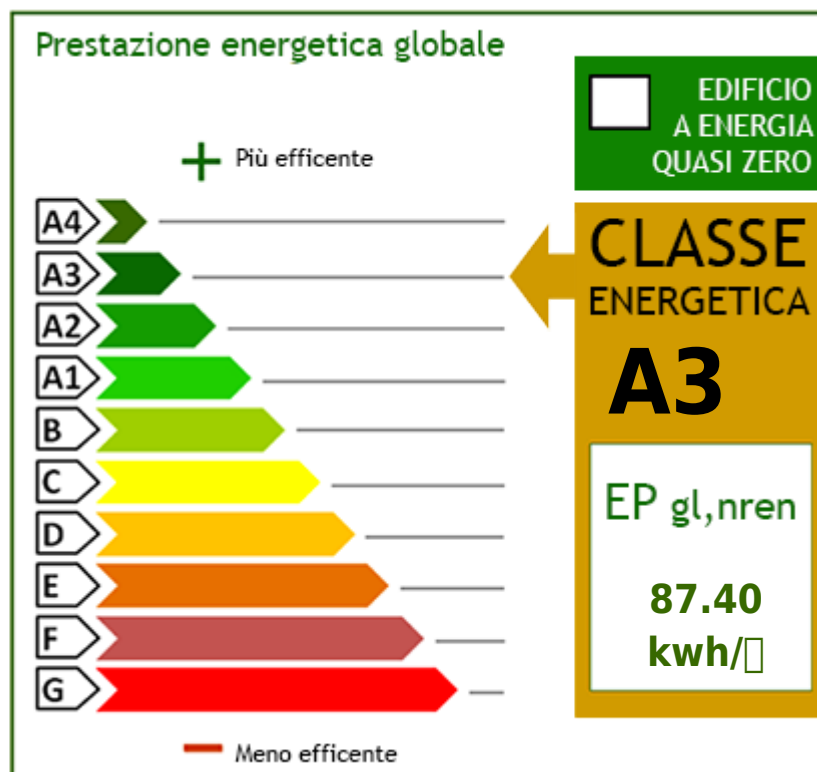
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





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