SOGIM COMO
via Vittorio Emanuele II,26 - 22100 Como
Phone number 031/8123506

# commercial property for Sale in Como - Via Pasquale Paoli, 39

Sale | Ref. CO34055 | PRICE: € 2.550.000




## 2.228 sq.m | Bathrooms: 6 | Rooms: 3

**Commercial property for sale in Como (CO)**
Property in a commercial area with the option to sell, measuring approximately 2,720 sq m, and an outdoor area for private use and parking of approximately 2,222 sq m.

We offer for sale in the municipality of Como, in a strategic location adjacent to the SP35, which allows easy access to the center of Como and the Swiss border on a busy commercial road, a large commercial/production property laid out as follows:
The ground floor comprises a commercial area and a storage area, with a total sales area of 275 sq m, plus a 1,906 sq m storage/warehouse/display area and offices of approximately 285 sq m. The property also includes utility rooms including storage rooms, changing rooms, bathrooms, and a boiler room. The first floor includes an additional office of approximately 50 sq m with a 25 sq m terrace and a caretaker's quarters, convertible into offices of 115 sq m and a 69 sq m terrace. The property also includes an outdoor area of approximately 2,222 sq m and a carport of approximately 18 sq m.
The property is equipped with all necessary systems, including an alarm system, heat pump heating, smoke detectors, and all fire prevention features (hydrants, fire doors, emergency exits). This property is ideal for commercial businesses or supermarkets.

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

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## Property Informations

**Address**: VIa Pasquale Paoli, 39

**Bathrooms**: 6

**Rooms**: 3

**State of Preservation**: Good

**Covered sq.m.**: 2.228 sq.m

**Uncovered sq.m.**: 2.760 sq.m

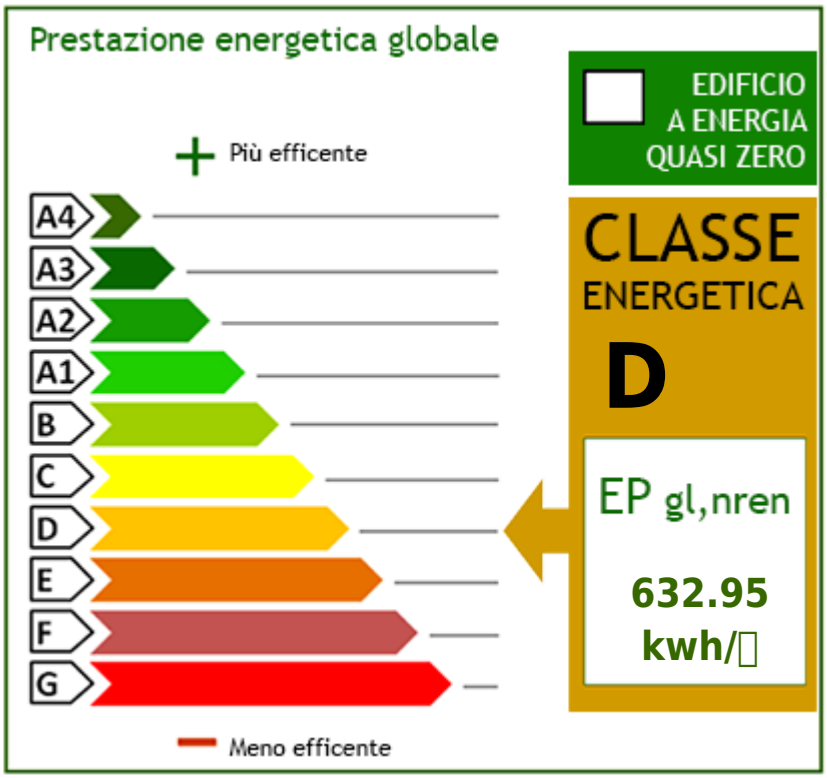
**Number Of Windows**: 12

## Features

| | | |
|---|---|---|
| Air-Conditioned | Antifire | 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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