

## 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.

## 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







