



COLDWELL BANKER

MAXI REAL ESTATE

Maxi Real Estate
C.so Umberto I, 31-33 - 97015 Modica (RG)
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Industrial building for sale in Vittoria

€ 259.000

Ref. CBI163-2406-4810



600 sq.m.

We offer for sale an industrial warehouse of approximately 600 m2 with adjoining land of approximately 630 m2, located in via Galileo Galilei snc in the municipality of Vittoria.

The shed is built with a prefabricated reinforced concrete structure made up of beams, pillars and foundation plinths. The roof is made with fiber cement vaults.

The warehouse has a single room plus accessories with a total height of 9 m and is also equipped with a mezzanine room of approximately 70 m2 intended for storage, offices and accessories with a height of 5.5 m. There is also a reinforced concrete overhead crane.

Pertaining to the structure is a fenced plot of land of approximately 630 m2 intended as a parking area. The structure is duly built with the relevant building permit and the static test certificates filed with the Civil Engineers are attached to the approved project.

The shed, intended for work activities, must be completed with flooring, fixtures, systems and internal infills for possible division of the rooms.

The property is located in an optimal position in the industrial area of the municipality of Vittoria, along a main artery for vehicular traffic and close to various production activities.

Furthermore, it is immediately accessible, as it is positioned facing the street and has a large parking area.

All these features make it an excellent opportunity to start a productive business.

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Immediate availability

Certification

Energy Class: G

EPglnr: 180.00 kwh/□

Features

Property ID: CBI163-2406-4810

Contract: Sale

Categoria: Industrial building

Address: via Galileo Galilei, snc

Zip Code: 97019

Municipality: Vittoria

Total sqm: 600 sq.m.

Internal condition: Rustic



