



COLDWELL BANKER

FRG & PARTNERS

FRG & Partners

Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo (VT)

0761 332038

Commercial Property for sale in Viterbo Garbini-Palazzina

€ 220.000

Ref. CBI006-960-332661



300 sq.m. | Bathrooms: 1 | Rooms: 4

Large commercial space in Viterbo, Garbini area:

We offer for sale a commercial space strategically located in the lively Garbini area of Viterbo, currently considered the commercial heart of the city.

Position:

The venue enjoys a privileged location with large windows to the outside, ensuring good visibility and easy accessibility. The area is renowned for its commercial vitality, with a wide range of businesses nearby.

Dimensions:

With a total surface area of 300 m2, the venue is divided into two distinct spaces. The first, covering 260 m2, houses an area dedicated to direct sales to the public, a multifunctional area used for warehouse and processing, as well as comfortable toilets. The second, with independent access, extends for 40 m2. and is currently leased with a regular rental contract, guaranteeing an interesting return from service activities.

Internal features:

The venue boasts a modern and functional design, with large open spaces and an intelligent distribution to maximize the use of the rooms. The large windows on the outside provide generous natural lighting, creating a welcoming atmosphere for customers.

FRG & Partners

Piazza delle Erbe, 21 - Via Cairoli 28 - Viterbo (VT) - 0761 332038

viterbo@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



Opportunity:

The venue offers various exploitation opportunities, from strengthening existing business to creating new commercial concepts. The presence of two separate spaces adds flexibility and versatility to the possibilities of use.

Safe investment:

The smaller premises is currently rented with a regular contract, guaranteeing a solid source of income from service activities. For further details, financial information and to arrange a viewing, please contact us. This is a unique opportunity in the heart of the dynamic commercial context of Viterbo.

Certification

Energy Class: Under evaluation

Features

| | |
|--------------------------------|--------------------------------|
| Property ID: CBI006-960-332661 | Contract: Sale |
| Categoria: Commercial Property | Address: Largo Francesco Nagni |
| Zip Code: 1100 | Municipality: Viterbo |
| Zona: Garbini-Palazzina | Total sqm: 300 sq.m. |
| Bathrooms: 1 | Rooms: 4 |
| Internal condition: Excellent | Independent heating: Heating |



