



Commercial Property for sale in Capannori

€ 800.000

Ref. CBI162-2221-165



1.400 sq.m. | Bathrooms: 1 | Rooms: 7

REAL ESTATE INVESTMENT - Income-producing commercial warehouse.

In a high traffic position, commercial property of approximately 1400 m2 facing the road, with a large privately owned yard (approximately 2,300 m2).

Showroom area with windows and independent entrance, 3 office rooms, large warehouse space with high ceilings (approximately 6m) and 2 further rooms.

The privately owned square faces the street. Excellent for parking and transit / storage use, with maximum commercial visibility.

The premises require maintenance interventions, but offer the possibility of simultaneous expansion of approximately 60% of the existing buildings, with a maximum height of m 10.

The premises have been rented for years, with regular and punctual payments, and a minimum profitability of 7.5%.

Disclaimer: All published data, including photographs, relating to the description of this property have been compiled with care, however, they may contain errors and omissions. We therefore decline any responsibility if the information consulted does not



correspond to the characteristics of the property. The correctness of the information can be verified on site or by contacting a sales consultant. Please therefore check with our agents the consistency of the data reported.

Certification

Energy Class: Under evaluation

Features

Property ID: CBI162-2221-165

Contract: Sale

Categoria: Commercial Property

Address: Via di Sottomonte

Municipality: Capannori

Total sqm: 1.400 sq.m.

Bathrooms: 1

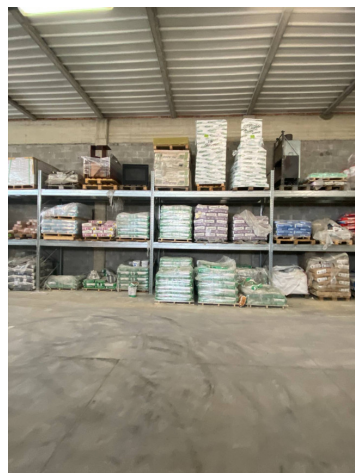
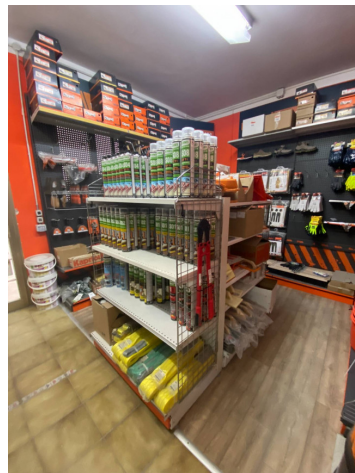
Rooms: 7

Internal condition: Discreet

Covered sq.m.: 1.400 sq.m.

Uncovered sq.m.: 2.300 sq.m.

Number of shop windows: 3



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