



## Shop for sale in Roma

### San Lorenzo

### € 180.000

### Ref. CBI161-2556-170



### 92 sq.m. | Bathrooms: 1 | Rooms: 4

#### SAN LORENZO - COMMERCIAL PREMISES - C1- IN THE HEART OF THE NEIGHBORHOOD

Coldwell Banker offers a commercial space for sale, in one of the most dynamic and lively areas of Rome, precisely in San Lorenzo, a neighborhood known for its young and alternative soul.

Currently, the shop is in a free state at the deed, ready to be purchased and customized according to your needs.

It develops on a single floor, the ground floor, for a total area of 92 square meters, divided into 4 rooms and 1 bathroom, with double access.

The layout of the spaces is optimal and the brightness is guaranteed by the 5 large windows overlooking a very busy street.

Furthermore, the location of the shop is excellent in terms of visibility and pedestrian and vehicular traffic: San Lorenzo is in fact a neighborhood very popular with both young people and tourists, thanks to the presence of universities, nightclubs and numerous points of cultural interest.

Don't miss the opportunity to purchase this shop in one of the liveliest and most promising areas of Rome, ideal for those who want to start a new business or expand their commercial presence.

Contact the real estate agency immediately to organize a visit and seize this unmissable opportunity.

Coldwell Banker's story is one of success and leadership. The Coldwell Banker brand has spread to become one of the most well-known and reliable brands on the international real estate market. It was founded in 1906 on a commitment to professional ethics and customer service; even today these values constitute the heart of our business philosophy. Coldwell Banker stands out for offering



360° real estate services for both the brokerage of residential properties and commercial properties. Our marketing tools, the excellence of our training system and advanced online resources are some of the factors that define our success.

THIS INFORMATION AND FLOOR PLANS ARE MERELY INDICATIVE AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

## Certification

**Energy Class:** G

**EPglnr:** 1167.68 kwh/□

## Features

Property ID: CBI161-2556-170

Contract: Sale

Categoria: Shop

Address: Via Degli Ausoni

Zip Code: 185

Municipality: Roma

Zona: San Lorenzo

Total sqm: 92 sq.m.

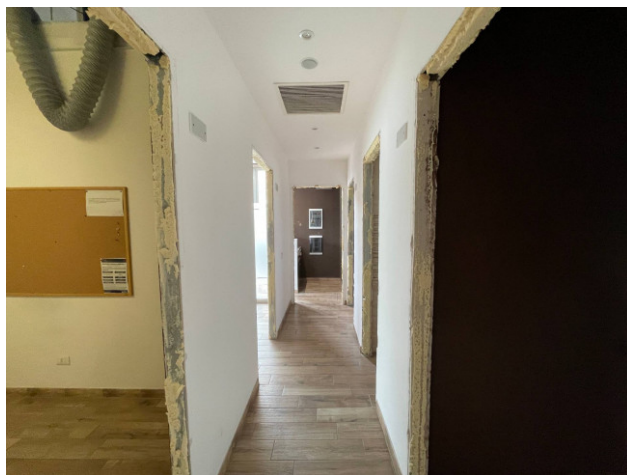
Bathrooms: 1

Rooms: 4

Internal condition: Good

Number of shop windows: 5

Condominium costs: € 50

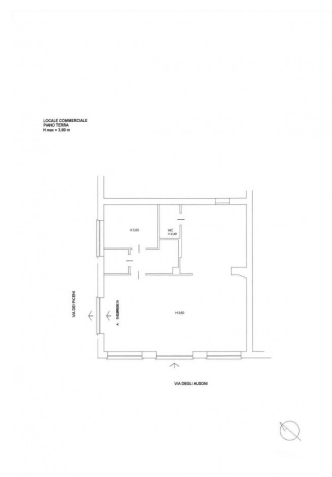


**24RE**

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