



COLDWELL BANKER

ROYAL RE

Royal RE

Via Cortina d'Ampezzo n.325 - 00135 Roma (RM)

(+39) 06 35509864

## Business for sale in Roma

### Monte Sacro

€ 35.000

Ref. CBI046-198-50252



**100 sq.m.**

MONTE SACRO - SALE OF BUSINESS - VIA MONTE MASSICO - €35,000.00

The property is located in a strategic position, well served by public transport and easily accessible both by car and on foot. Its large window, which overlooks one of the busiest streets in the area, guarantees great visibility and attracts potential customers. The interior has 50 internal seats, chimney, electric oven, kebab, possibility of external tables, the rent for the space is €1,600 per month.

The large space available is divided into a sales area, a warehouse and a bathroom for customers.

Thanks to the excellent layout of the spaces, it is possible to make the most of every corner of the business, guaranteeing a comfortable and pleasant shopping experience for customers. The commercial business is equipped with an independent heating system and air conditioning to guarantee maximum comfort in every season.

The Monte Sacro area is known for its liveliness and the presence of a variety of services and commercial activities, which attract a diversified and constant clientele.

Furthermore, the presence of a nearby car park facilitates access to the business even for those who travel by car. In summary, this business for sale represents a unique opportunity for those who want to start a successful business in one of the liveliest and growing areas of Rome.

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Thanks to its generous dimensions, strategic position and recent renovation, it presents itself as a safe investment with great potential.

Since 1906, Coldwell Banker has stood out for offering 360° real estate services for both the brokerage of residential and commercial properties. Coldwell Banker is the longest-standing real estate brand in the United States which can count on a network of over 98,000 real estate agents, 3,600 offices in 50 states.

The Coldwell Banker brand is also recognized for creating innovative services for consumers. For example, it is the first brand to have increased the performance/potential of the website [www.coldwellbanker.com](http://www.coldwellbanker.com) by making it visible also on smartphones, iPhones and it was also the first brand to exploit the strength and importance of videos in the promotion of properties.

## Certification

**Energy Class:** G

**EPglnr:** 175.00 kwh/□

## Features

Property ID: CBI046-198-50252

Contract: Sale

Categoria: Business

Address: Via Monte Massico, 108

Zip Code: 139

Municipality: Roma

Zona: Monte Sacro

Total sqm: 100 sq.m.

Internal condition: Good







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