



**ESTATE
BARCELONA**

Barcelona
Plaza Urquinaona, Ronda Sant Pere 21 1/3
+34 932 205 680
office@estate-barcelona.com

Blanes
Calle Puigsacalm 2, Loc 3
+34 932 205 680
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Commercial premises Nº10682 Zona Alta

PRICE

1 150 000 €

SQUARE

548m2

PROFITABILITY

6%

ANNUAL INCOME

72000€

Commercial space on the first floor in the elite district of Sant Gervasi in Barcelona on one of the main thoroughfares of the city.

Total area of 548 sqm on two floors: first floor 258 sqm, basement 290 sqm.

The facade is 14 meters.

3 storefronts.

Currently rented: a well-known chain of gyms.

Date of signing the contract 01.01.2025 for a period of 10 years.

Mandatory performance period of 3 years.





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Rental amount per year 60,000 euros in 2025. From 2026 the rental amount is 72 000 euros per year.

Property tax is 2327 euros per year paid by the owner.

The quota for comunidad of 2392 euros per year is paid by the tenant.

Profitability of 6%.