



## Commercial premises Nº10931 Eixample

PRICE	SQUARE	PROFITABILITY	ANNUAL INCOME
<b>2 400 000 €</b>	<b>1084M2</b>	<b>4%</b>	<b>108000€</b>

Commercial premises in the Escheron Escheron area of the city of Barcelona. Total area 1084 M.KV At the moment, rented, fresh rental contract. Tenant is a gym. The contract was signed in February 2020 for a period of 20 years. 5 years of compulsory execution. From 1.03.2020 to 28.02.2021, monthly rent is 8,000 euros. From 1.03.2021 to 28.02.2022, monthly rent is 8500 euros. From 1.03.2022, monthly rent is 9000 euros. Posted 2 months plus 2 months warranty totaling 36,000 euros. Real estate tax in the amount of 769 euros per month pays tenant. The quota for comunidads in the amount of 82 euros per month pays tenant. From 2030, rent increases to 9500 euros. 24.7% profitability.

