



**ESTATE  
BARCELONA**

**Barcelona**  
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**Blanes**  
Calle Puigsacalm 2, Loc 3  
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## Commercial property Nº18023 Barcelona

PRICE

**800 000 €**

SQUARE

**92m2**

PROFITABILITY

**5%**

ANNUAL INCOME

**42000€**

Commercial space in the Sants Martí neighborhood of Barcelona.

Located on the first floor of a residential building.

Total area of 92 sqm: 46 sqm first floor and 46 sqm altijo.

Leased to - a well-known cafe chain.

The contract is signed for a period of 20 years.

Mandatory performance period of 5 years.

License C3.

Terrace for 4 tables (16 people).





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Rental amount per year 42,000 euros.

Property tax of 774 euros per year and the quota for comunidad of 420 euros per year is paid by the tenant.

Profitability: 5%.