



**ESTATE
BARCELONA**

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Commercial property Nº18118 Sant Martí

PRICE

530 000 €

SQUARE

463M2

PROFITABILITY

5.15%

ANNUAL INCOME

27324€

Commercial premises in the Sant Martí district of Barcelona.

Total area 463 sq.m.: 255 sq.m. on the ground floor and 208 attjo.

2 large display windows.

Currently rented - a supermarket of a well-known chain.

The contract was signed on 29.05.2025 for a period of 10 years.

The mandatory execution period is 2 years.

The rental holiday period is 5 months.





During the first year, the tenant has a discount of 200 euros per month.

The annual rent is 27,324 euros.

The community fee of 1,020 euros per year and the property tax of 1,596 euros per year are paid by the owner.

Profitability 5.15%.