



Commercial real estate / Barcelona / Eixample

## Commercial property in Eixample

Eixample, Barcelona

340000 €

REF  
BA257

AREA  
70 m<sup>2</sup>

BATHROOMS

ROOMS



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## Commercial property in Eixample

Commercial premises in the Eixample district of Barcelona.

Building with a beautiful historic façade.

2 large shop windows.

Total area 70 m<sup>2</sup>: ground floor 35 m<sup>2</sup>, mezzanine 35 m<sup>2</sup>.

Currently leased to an ice cream café.

The contract was signed in July 2025 for a term of 10 years plus a 5-year extension, but with an update of the market rental price.

3 years of mandatory performance.

The rent is €17,040 per year.

The tenant pays the community fee of €1,676.88 per year and property tax of €483.12 per year.

Profitability is 5%.



VISIT WEBSITE







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