



Commercial real estate / Barcelona / Sants Montjuic

Commercial property in Sants Montjuic

Sants Montjuic, Barcelona

1050000 €

REF
BA45

AREA
530 m2

BATHROOMS

ROOMS



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Commercial property in Sants Montjuïc

Commercial space in the Sants-Montjuïc district on a high-traffic shopping street in Barcelona.

Total area of 530 sq. m: 230 sq. m on the ground floor and 300 sq. m in the basement.

The space is located on a corner opposite two pedestrian crossings and features eight storefronts.

Currently leased to a well-known coffee shop chain.

The contract was signed on August 1, 2025, for a period of 10 years.

The mandatory performance period is three years.

Rent is €54,000 per year.

Rental holiday of 5 months.

The owner pays the community fee and property tax of €4,500 annually.

Profitability 4.7%.

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