



Commercial real estate / Barcelona / Gracia

Building in Gracia

Gracia, Barcelona

2250000 €

REF
BA55

AREA
527 m²

BATHROOMS

ROOMS



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Building in Gracia

Building for sale located in the heart of the emblematic Vila de Gràcia, a bohemian and family-friendly neighborhood. Surrounded by all amenities and shops. Very close to Passeig Sant Joan.

- * Total area: 527 m²
- * Floors: Ground floor + 4
- * Units: 1 commercial space (with option to convert it into a residential unit) + 7 apartments with balconies, galleries, or terraces
- * Year of construction: 1908
- * Condition: Recent and valid ITE (Technical Building Inspection) certificate of suitability until 2034. Common areas recently renovated.
- * No horizontal division
- * Possibility of installing a 3-4 person elevator
- * Zoning classification: 12g
- * Tenancy status: 100% rented with fixed-term contracts
- * Net annual rent 2024: €81,942
- * Annual expenses: €4,098 (Property Tax: €2,937 + Staircase maintenance: €1,161)
- * Net return 2024: 3.27%
- * Cost of ownership: €4,269/m²
- * As current contracts expire, The income can be increased.

The last of the current contracts expires in 2028, achieving the full return it corresponds to.

- * Net annual income 2025: €92,372 (3.69% return)
- * Net annual income 2026: €105,790 (4.23% return)
- * Net annual income 2027: €130,416 (5.21% return)
- * Net annual income 2028: €147,449 (5.89% return)

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