



Commercial real estate / Barcelona / Sants Montjuic

Building in Sants Montjuic

Sants Montjuic, Barcelona

2000000 €

REF
BA66

AREA
824 m2

BATHROOMS

ROOMS



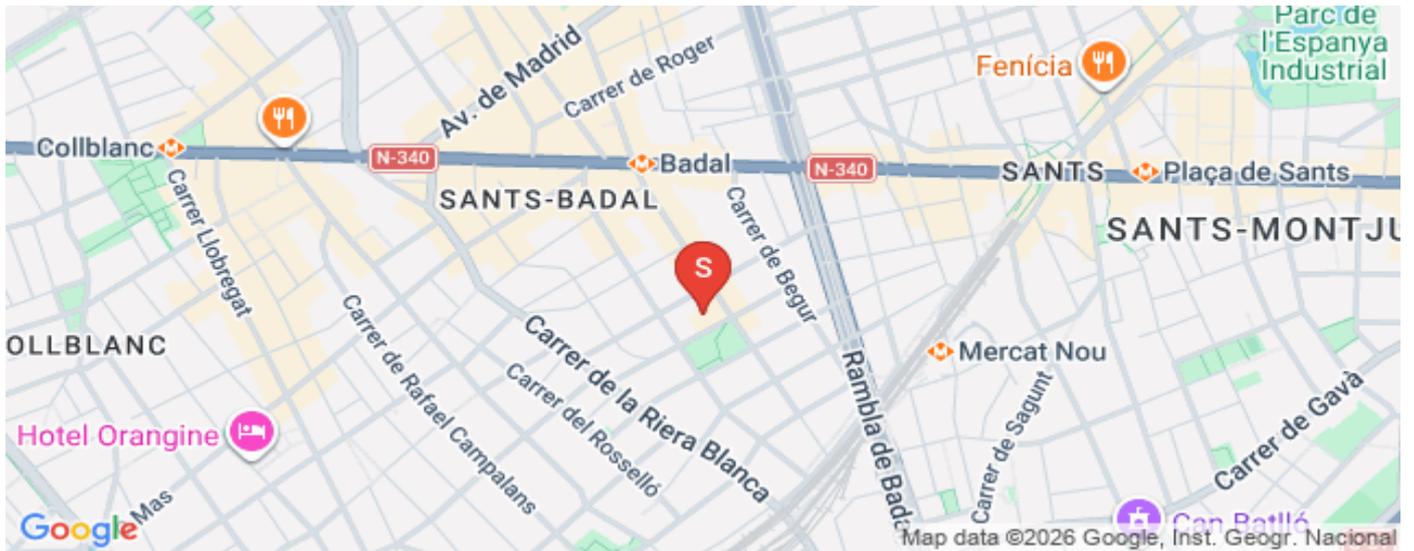
VIEW ON WEBSITE

Building in Sants Montjuic

Residential building with a high rental income, currently 100% rented, including two long-term leases. Located very close to the Sants road and Rambla de Brasil. Residential area, surrounded by all amenities and very well connected by public transport.

- Total area: 824 m²
- * Floors: Ground floor + 4
- Units: 2 commercial spaces (one with a smoke vent) + 8 apartments
- The commercial spaces can be combined
- Year of construction: 1964
- Condition: All apartments renovated except for the long-term leases
- No horizontal division
- No elevator
- Technical Building Inspection (ITE) passed
- Urban planning classification: 13a
- Tenancy status: 100% (2 long-term leases)
- Annual rent: €72,194
- Annual property tax (IBI): €4,033.33
- Annual community fees: €2,925
- Yield: 3.60% (excluding commercial space rentals)
- Revenue per square meter: €2,427/m²

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