



Commercial real estate / Barcelona

## Lot of 2 commercial premises in Barcelona

Barcelona

420000 €

REF  
BA149

AREA  
207 m2

BATHROOMS

ROOMS



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## Lot of 2 commercial premises in Barcelona

A lot of two commercial premises in the Sant Andreu district of Barcelona.

The premises are located opposite a pedestrian crossing on a high-traffic street.

**The first premises have two large display windows. The total area is 161 square meters.**

Currently leased to a well-known chain of home goods and household chemicals stores.

The contract has been renewed for another 10 years, effective September 30, 2025.

The annual rent is €14,672.

The owner pays a community fee of €186.60 per year and property tax of €884 per year.

**The second premises have a total area of 146 square meters.**

Currently leased to a nail salon.

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

The annual rent is €7,800.

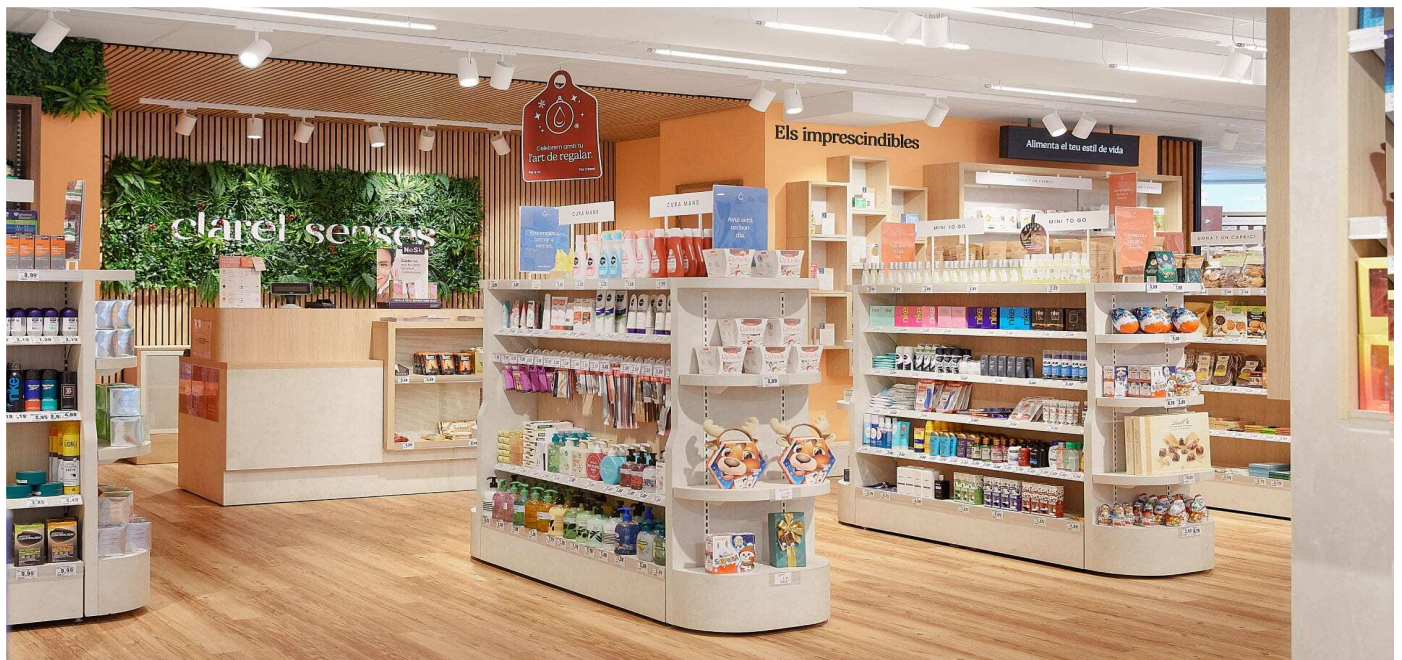
The owner pays a community fee of €204 per year and a property tax of €220 per year.

Overall profitability: 5%

*Photos are for illustrative purposes only and are used to demonstrate the tenant's activities and to protect personal information.*

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