



Commercial real estate / Barcelona

## Commercial property in Barcelona

Barcelona

460000 €

REF  
BA158

AREA  
83 m2

BATHROOMS

ROOMS



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## Commercial property in Barcelona

Commercial premises with guaranteed income in the center of Cerdanyola de Valles- 5.2% return from the first year

Excellent commercial premises for sale with a guaranteed income stream, ideal for investors seeking a solid asset with assured revenue from day one.

The premises are currently leased to a well-known bakery chain with over 50 locations in Barcelona, ensuring strong financial stability and a secure lease agreement.

Profitability:

- 5.2% return from the first year
- Contract terms:
- 15-year lease
- 1 year mandatory

Tiered rent:

- €2,000/month for the first year
- €2,125/month for the second year
- €2,250/month for the third year

Key features:

Prime location in the center of Cerdanyola

Established business

**C3 license + workshop, highly sought after and with significant added value**

Stable tenant in a stable sector

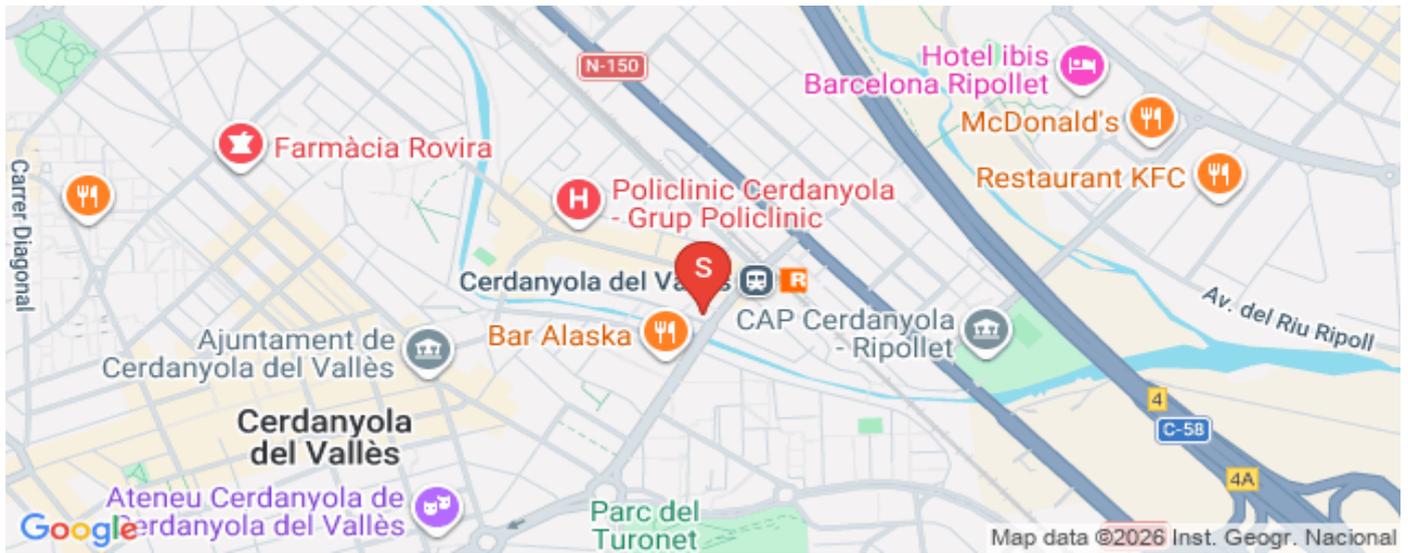
An excellent investment opportunity with immediate profitability, a long-term lease, and a well-established operator.

Photos are for illustrative purposes only. They are used to showcase the tenant's business and protect their personal information.

*The photographs are for illustrative purposes only and are used to demonstrate the tenant's activities and to protect personal data.*



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