



Commercial real estate / Barcelona / Sants Montjuic

## Commercial property in Sants Montjuic

Sants Montjuic, Barcelona

460000 €

REF  
BA176

AREA  
95 m2

BATHROOMS

ROOMS



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## Commercial property in Sants Montjuic

Excellent investment opportunity in Barcelona's Sants-Montjuic district.

Bar-Restaurant with a C3 license, currently operating and generating income.

Located in one of Barcelona's most dynamic and established areas, with high residential density, excellent public transport connections, and a constant flow of local and tourist customers.

Key features:

- 10-year lease signed in October 2025 with a mandatory first year
- Area: 95 m<sup>2</sup>
- Business: Bar-Restaurant
- License: C3 (smoke extraction)
- Current Rent: €2,300/month
- Annual Property Tax (IBI): €712.80
- Community Fees: €480/year

Profitability: 6%



VISIT WEBSITE





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