Barcelona Plaza Urquinaona, Ronda Sant Pere 21 1/3 +34 932 205 680 office@estate-barcelona.com Blanes Calle Puigsacalm 2, Loc 3 +34 932 205 680 office@estate-barcelona.com





Commercial property №45440 Barcelona old town

| PRICE | SQUARE | PROFITABILITY | ANNUAL INCOME |
|-------------|--------|---------------|---------------|
| 3 360 000 € | 83м2 | 4% | 149016€ |

Commercial property located in the Old city area on La Rambla street, Barcelona. Total area: 83 square meters on one floor. Currently leased as an ice cream cafe. The lease contract was signed on May 9, 2001, for a duration of 25 years. Annual rent amount: 151,200 euros. Security deposit: 2 months' rent. Community fees amounting to 473 euros per year and property tax of 411 euros per year are paid by the tenant. Profitability: 4.5%.

