



## Commercial property Nº45440 Barcelona old town

PRICE	SQUARE	PROFITABILITY	ANNUAL INCOME
<b>3 360 000 €</b>	<b>83M2</b>	<b>4%</b>	<b>149016€</b>

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.





**ESTATE  
BARCELONA**

**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

Profitability: 4.5%.