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 Nº49566 Eixample

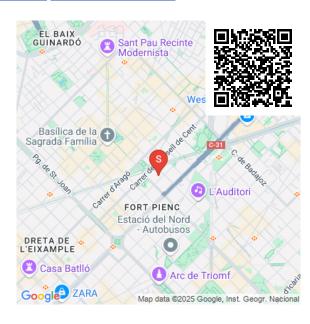
PRICE	SQUARE	PROFITABILITY	ANNUAL INCOME
650 000 €	310м2	6%	42000€

Commercial property for sale located in the Eixample (Fort Pienc) of Barcelona, close to Gran Vía de Les Corts Catalanes and Avenida Diagonal. Surrounded by attractive points of the city such as Plaza Las Glorias, La Monumental and La Sagrada Familia.

The premises have a constructed area of 310m², all on the ground floor and in a "U" shape. It has two entrances to the street, each 2.93m wide and a total façade of 5.64m.

It is distributed in two areas:

- Office area of about 19.27m2 with glazed aluminum enclosures
- Completely open work area of 264.42m² with approximate measurements of: 5.06m wide in the narrowest area and 13.60m in the widest area x 23.75m deep and a height to the beam of 3.14m and maximum





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height 3.99.

It is equipped with motorized metal blinds, a polished cement floor, fully updated and in compliance with regulations for the activity that takes place on the premises.

Economic data:
Gross Profitability: 6%
Net Profitability: 5.21%
Rent: €3,500 per month plus VAT
IBI expenses: €88.96/month – €1,067.52/annual
Community fees: none
Deposit 2 months.
10-year contract with 2 years of mandatory compliance.