



## Commercial property Nº50513 Barcelona

PRICE

**587 000 €**

SQUARE

**187M2**

PROFITABILITY

**5%**

ANNUAL INCOME

**31200€**

Commercial space in a square opposite the metro exit in the Nou Barriz area of Barcelona.

Total area of 187 square meters in one floor.

Currently rented - cafe.

The contract was signed on 19.11.2024 for a period of 12 years.

Mandatory performance period of 2 years.

4 months of carencia. Payment starts from 19.03.2025.

The rental amount is 31,200 euros per year.

In the first year the tenant has a rent discount of 100 euros





per month.

Deposit of 2 months plus 1 month additional security.

Property tax and quota for comunidad in the amount of 1840.2 euros per year is paid by the owner.

Profitability of 5%.