



**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



Service station Nº50517 Palafrugell

PRICE	SQUARE	PROFITABILITY	ANNUAL INCOME
2 150 000 €	350m2	7%	154500€

Service station on a plot of 1,808 m², of which 350 m² are built-up (maximum built-up area of 1,446.40 m²), located in the south-western part of the municipality of Palafrugell. Urban use. the site is commercial and industrial of low intensity. It consists of the following properties: - 177 m² of service building consisting. per sales area, with refrigerated cold rooms, bakery, payment area, restroom, warehouse, locker room and office. - Butterhouse consisting of 3 dispensers for different products, management and payment information system, two double-walled warehouses with a volume of 65 m³ divided into compartments. GOA, GOA+, SP95, SP98

- Plot area: 1808 m².
- Built-up area: 350 m².
- Maximum built-up area: 1,446.40 m².
- Office building: 177 m².





- Contract start: March 15, 2012.
- Contract period: 15 years +5
- End of mandatory compliance: March 2027.
- Minimum guaranteed income: 154,500 euros per year (there is a variable income per liter sold up to 4 months, which increases if exceeded).
- Yield on minimum income: 7.1%