



Commercial property Nº50524 Sants Montjuïc

| PRICE | SQUARE | PROFITABILITY | ANNUAL INCOME |
|--------------------|--------------|---------------|---------------|
| 1 020 000 € | 420M2 | 5% | 54000€ |

Commercial premises in the Sants Monjuïc area on the central thoroughfare of Barcelona. Total area of 420 square meters in one floor (2 registration units) 2 storefronts. Currently leased - supermarket of a well-known chain. Contract date 09.2024 for a period of 12 years. 3 years compulsory performance. Lease vacation until February 2025. From February to August have a discounted rent of 200 euros per month. Deposit 2 months plus 2 months additional security. Rental amount per year 54,000 euros. Property tax of 1896 euros and quota for comunidad of 1116 euros per year is paid by the owner. Profitability: 5%.

