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Commercial Property for Sell in Arzachena - Area: Cannigione

📍 Cannigione Costa Smeralda, Sassari, 07021 (SS)

395.000€



Contact info



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Description

Cannigione, Costa Smeralda – A Business That Works for You, in One of the Most Coveted Places in Italy There are investments that take years to bear fruit. And then there are those that start working from day one, in a place where the context itself does half the work for you.

This is one of those.

If you are looking for something concrete – not a promise, not a project to build from scratch, but an established business, already running, already profitable, in one of the most sought-after tourist destinations in Sardinia – then you are reading the right listing at the right time.

You are in Cannigione, in the heart of the Costa Smeralda.

Not nearby. Not a few kilometres away. In the heart of it.

Cannigione is not a simple coastal village. It is one of the most solid and enduring tourist destinations in northern Sardinia: a location that draws thousands of visitors from across Europe every year, a vibrant and selective community, quality hotels, acclaimed restaurants, and some of the most beautiful beaches in the Mediterranean. This is a place where the tourist season is not just a period of the year – it is an event. And where demand for services grows every year in a consistent and measurable way.

In this context, a commercial property with an established business is not simply a piece of real estate. It is a revenue stream ready to use from day one.

Let me walk you through what it means to have a business here.

Imagine waking up in the morning knowing your property is already working. Families staying at nearby hotels, tourists spending weeks in the area, sailors moored at the harbour, local residents – all of them need services. All of them look for those services close by. And the laundry business you are about to acquire is already there, already known, already frequented, already woven into the daily fabric of a community that renews itself every summer but never changes its habits when it comes to essential services.

There is no low season when your service answers a genuine need. And in a high-density tourist area like Cannigione, the demand for a well-located, well-equipped laundry is daily, constant, and almost automatic.

The business.

The laundry is fully operational, established, and equipped with modern, efficient machinery in excellent working condition. You will not have to face the difficult months that come with starting from zero – the bedding-in period, building a customer base, finding your position in the local market. All of that has already been done. What you are acquiring is a system that runs, with a consolidated customer base and a cash flow that begins on the very day you receive the keys. The premises are spacious, functional, and designed to welcome customers in a practical and comfortable way. The spaces are optimised for self-service operation, but offer flexibility for anyone who wishes to expand the offering with complementary services: ironing, dry cleaning, or collection and delivery for the hotels in the area. Real growth margins, not theoretical ones – because the demand is already there, waiting.

Location: because in certain investments, where you are matters as much as what you have.

The property sits in a strategic position within Cannigione, with direct visibility and immediate accessibility for both residents and tourists. Within a short walk you will find quality accommodation facilities, well-established restaurants, and the main transit points of the village. There is no need to spend on advertising to be found when your premises are already where people walk, stay, and live their holiday.

In thirty years in the real estate market I have learned that in certain areas, location is not a competitive advantage – it is a structural asset. Cannigione, and this address in particular, belongs to that category. Well-positioned commercial spaces along this stretch of the Costa Smeralda rarely become available, and when they do, they are acquired quickly by those who know how to read the market before everyone else.

Three different paths. One single property.

This is perhaps the rarest and most valuable characteristic of this opportunity: its genuine flexibility.

The property can be acquired with three distinct approaches, each with its own economic logic and its own investor profile.

The first path is the one already described: continuing and developing the existing laundry business, with everything that entails in terms of an established customer base, immediate cash flow, and growth margins tied to service expansion.

The second path is for those with a different entrepreneurial vision. The property, by virtue of its structural characteristics and its position, lends itself to a wide range of alternative commercial uses – a retail space, a service point, an

operational office, a small artisan workshop, or a light food and beverage concept. In a tourist area like Cannigione, viable business ideas are never in short supply: what is almost always missing is the right space in the right location. Here, both coincide.

The third path is that of the pure investor – someone who looks beyond the existing business and sees the transformation potential of the property itself. There are concrete possibilities for conversion to residential use, a particularly compelling prospect in a context like the Costa Smeralda, where the value of residential real estate sits at levels that make any conversion project not only viable but potentially highly profitable. An apartment, a two-room unit, a holiday rental property available throughout the season: in this area, the short-term rental market delivers some of the highest returns in all of Sardinia.

Three scenarios. Three investor profiles. One single property available.

Why this is also an investment, not just a business.

Whoever acquires this property is not simply buying a place to work. They are buying a real estate asset in one of the highest-demand tourist areas in Italy, with a capital appreciation historically above the national average and a demand for both commercial and residential leasing that structurally exceeds available supply in this area.

Those who wish to run the business personally have in their hands an operation with immediate margins and concrete growth prospects. Those who prefer to lease the premises to a sector operator can do so on favourable market terms, benefiting from passive income on a property that its very location makes attractive to any serious tenant. Those who have residential conversion in mind will find themselves working with a market that rewards every square metre significantly, with demand for short-term rentals and residential purchases along this stretch of the Costa Smeralda that knows no structural crisis.

In every case, the capital invested works. Immediately, or over the medium term, depending on the path chosen.

Why this is not an ordinary opportunity.

Along the Costa Smeralda and its coastal hinterland, finding an established commercial property with equipment included, a consolidated customer base, a location that guarantees natural visibility, and – above all – a flexibility of use that opens up multiple scenarios is something that happens rarely. Not because artificial urgency is being manufactured, but because this is simply the reality of a market where demand chronically exceeds supply and where those who act first gain a real, measurable, and definitive advantage.

Those who know Cannigione understand that certain addresses do not come back on the market. And those who let them pass often realise it too late.

The next step is simple.

Write to us today. Request the full property details, the business financials, rental yield estimates, conversion possibilities, and availability for an in-person or video call visit.

You do not need to decide right now. You need to understand. And to understand, you first need to look.

This property deserves an entrepreneur, an investor, or a visionary capable of recognising its real value – whatever path they intend to take.

That person could be exactly who is reading these lines right now.

Get in touch today – before someone else does.

Details



Property ID: CBI040-775-10361



Surface: 170.00 m²



Rooms: 2



Bathrooms: 2



Energy Class: G

Property Features



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **170.00 m²**



Rooms: **2**



Bathrooms: **2**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





