Coldwell Banker Maxi Real Estate
C.so Umberto I, 31-33 - 97015 Modica
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Commercial Property for Sell in Ragusa

via eugenio criscione lupis, Ragusa, 97100 (RG)

60.000€

Contact info

Coldwell Banker Maxi Real Estate

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Description

COLDWELL BANKER offers for sale an EXCLUSIVE 155M2 OPEN SPACE WITH OUTDOOR SPACE IN THE COLAJANNI AREA.
VIA LUPIS, 71 – RAGUSA.
This property is located entirely on the ground floor of a prestigious building with direct access from the street and comprises a large and bright open space, a large room, bathroom facilities, and an exclusive outdoor space of approximately 25 square meters, which represents an additional highlight.
The distribution of the internal spaces makes it versatile and functional, easily adaptable to different professional and commercial needs.
such as associated studios, professional offices, showrooms, commercial activities, gyms or spaces in general dedicated to services.
Currently in cadastral category C/1 (shop) but easily convertible to category A/10 (office).
Located in a strategic and dynamic area, in the immediate vicinity of Via Napoleone Colajanni and Via Mongibello, full of services such as bars, shops, offices, banks and numerous businesses that contribute to a constant flow of people throughout the day.
Condominium fees approximately €60/year.
An ideal solution for professionals such as lawyers, architects, engineers, accountants, and consultants, as well as for anyone looking to develop a business in one of the city's most sought-after and well-served areas.
Immediate availability.

Details

Property ID: CBI163-2526-6790

Surface: 155.00 m²

Rooms: 2

Bathrooms: 1

Energy Class: G EP glnr: 180.00 kwh/m²

Property Features

Floor: Ground floor

Conservation status: To be renovated

Current condition: Free upon deed

Surface: 155.00 m²

Rooms: 2

Bathrooms: 1

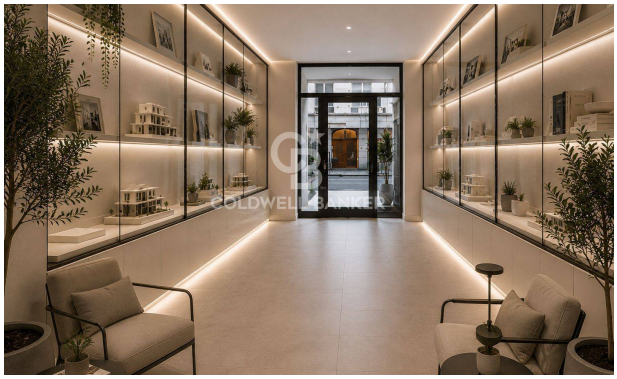
Position: Central

Garden: Private,

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images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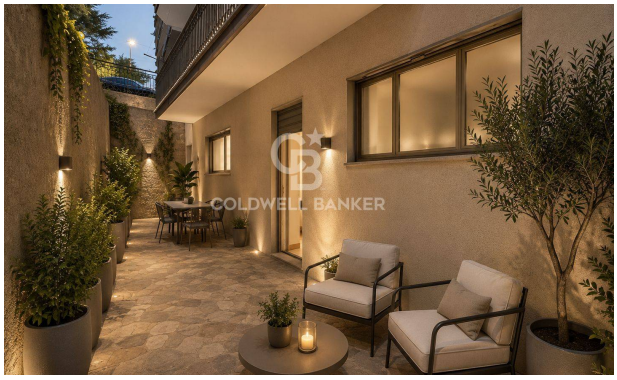
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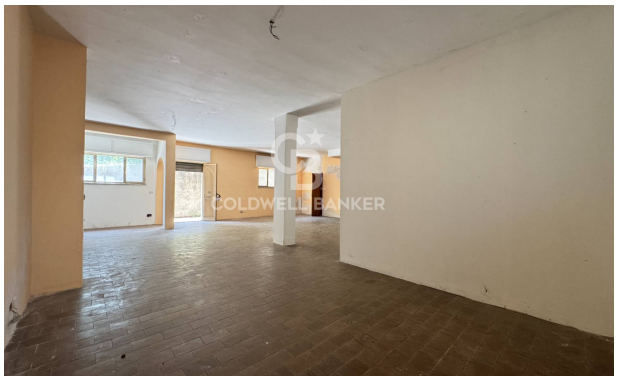
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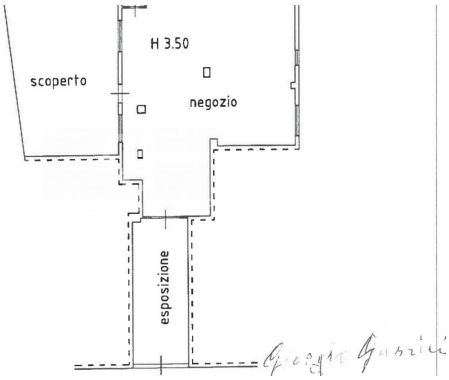
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