



COLDWELL BANKER
ITALY

Coldwell Banker Aurum Real Estate

Corso Messina n. 57 - 95014 Giarre

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Tel.: 0952885281

Commercial Property for Sell in Giarre

📍 via marano, Catania, 95016 (CT)

285.000€



Contact info



Coldwell Banker Aurum Real Estate

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Real Estate**

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Description

? Giarre Centro Exclusive Commercial Premises | Coldwell Banker offers for sale an exceptional, large commercial property located in the heart of Giarre, precisely on the corner of Via Marano and Via Sciuti (numbers 36-38). Strategically located in a central, well-served area with excellent traffic and pedestrian access, the property enjoys extraordinary visibility thanks to its six large street-facing windows, which flood the interiors with natural light.

? Surface Areas and DistributionThe property is spread over two well-distributed levels, ideal for ensuring perfect management of reception and storage/service spaces: Ground Floor / Commercial Premises (Cat. C/1): Commercial area: 275 m2 Floor area: 239 m2 Characterized by large, bright rooms and direct access from the windows onto the street. Lower Floor / Warehouse (Cat. C/2): Commercial area: 215 m2 Floor area: 212 m2 Extremely versatile and functional space for logistics, archives or support activities. Total Commercial Area: 490 sq m Total Floor Area: 451 m2

? An Excellent Investment with Immediate IncomeThe property represents a safe and profitable investment opportunity: Current status: Property currently rented Profitability: Annual rent received equal to €7,200. Contract expires in September 2029, ensuring a steady income for the next few years and flexibility for future projects.

? Strengths and PotentialCorner Position: Maximum commercial visibility and impactful street presence. Versatility: Thanks to its generous size and spatial layout, the structure is perfectly suited to a variety of future uses (showrooms, medical/physiotherapy centers, gyms, executive offices, educational facilities, or large stores). Central Area: Located in a dynamic urban area, full of services and easy access.

? For more information or to arrange a visit, contact us.

Details

 Property ID: CBI175-2675-577	 Surface: 490.00 m²
 Rooms: 10	 Bathrooms: 1

Property Features

 Floor: Multi-story	 Conservation status: Excellent
 Current condition: Leased	 Surface: 490.00 m²
 Rooms: 10	 Bathrooms: 1
 Position: Central	

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

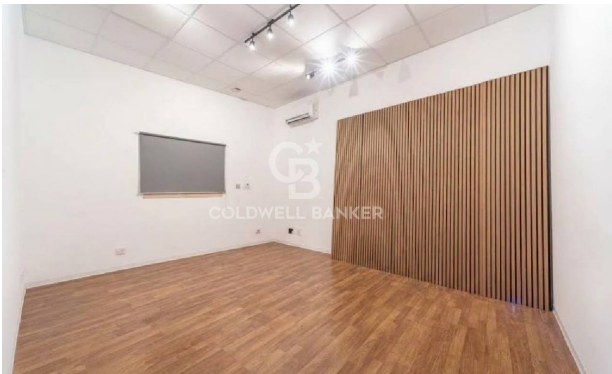


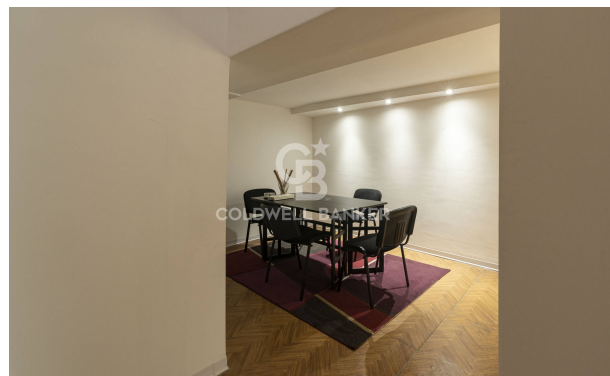
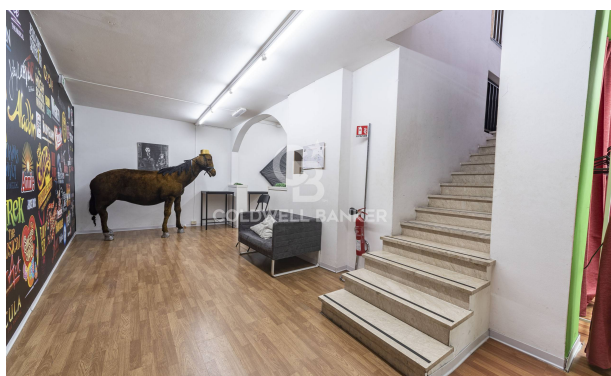
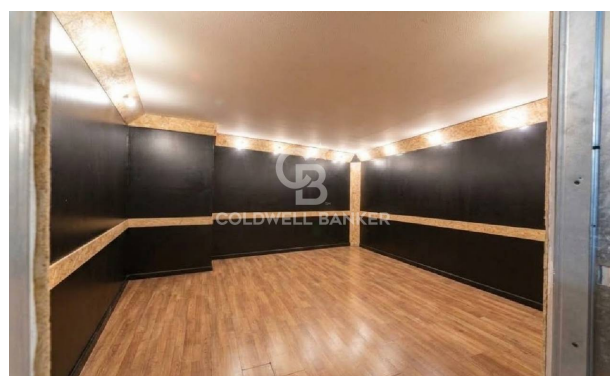
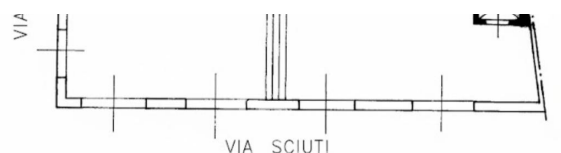
Shopping Centers



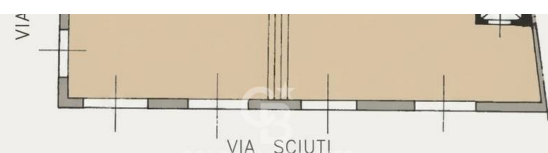
Municipal Offices / Town Halls

Images





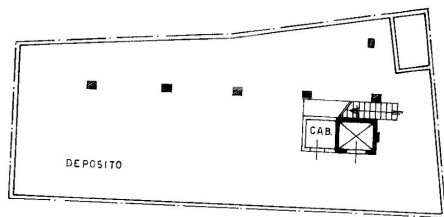
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