



COLDWELL BANKER
24RE

Coldwell Banker 24RE
Via Costantino Morin, 34 - 00192 Roma
P.IVA e C.F.: 17290641004
Tel.: 0686665271

Shop for Sell in Roma - Area: Pigneto

📍 Via Alberto Da Giussano, Roma, 00176 (RM)

99.000€



Contact info



Coldwell Banker 24RE

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Description

Pigneto – Via Alberto da Giussano

In the heart of the Pigneto district, on **Via Alberto da Giussano**, we offer for sale a **commercial space of approximately 34 sqm**, located **directly on the street** and featuring a **display window** that ensures excellent visibility and natural light.

The property consists of a **single open space**, plus a **bathroom with antechamber**, with a simple and functional layout that allows it to be easily adapted to various types of commercial or professional activities.

The space is in a **strategic location**, on a street with **high foot traffic**, situated **between the area's oldest pharmacy and a tobacconist with a well-established clientele**, both generating a constant flow of people throughout the day.

The **floor has been recently refurbished**, while the **electrical system needs updating, with only basic predisposition in place**, allowing the installation to be customized according to the specific needs of the future business.

Thanks to its characteristics and location in the **vibrant Pigneto neighborhood**, this property is ideal for a **service shop, professional studio, workshop, small retail space, or as an income-generating investment**.

An excellent opportunity for those looking to **purchase a commercial property in a dynamic and well-served area of Rome**.

Please note that some of the images provided are **renderings for illustrative purposes**, designed to show a possible aesthetic and functional solution for the property following renovation.

The story of **Coldwell Banker** is one of success and leadership. The Coldwell Banker brand has grown to become one of the most recognized and trusted names in the international real estate market. Founded in **1906** on a commitment to professional ethics and client service, these values remain at the core of our business philosophy today. Coldwell Banker stands out for providing **comprehensive real estate services**, both for residential and commercial properties. Our marketing tools, excellence in training programs, and advanced online resources are among the key factors that define our success.

THE INFORMATION AND FLOOR PLANS PROVIDED ARE FOR INDICATIVE PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Details



Property ID: CBI177-2766-9834



Surface: 34.00 m²



Rooms: 1



Bathrooms: 1



Energy Class: G

Property Features



Floor: Ground floor



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 34.00 m²



Rooms: 1



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



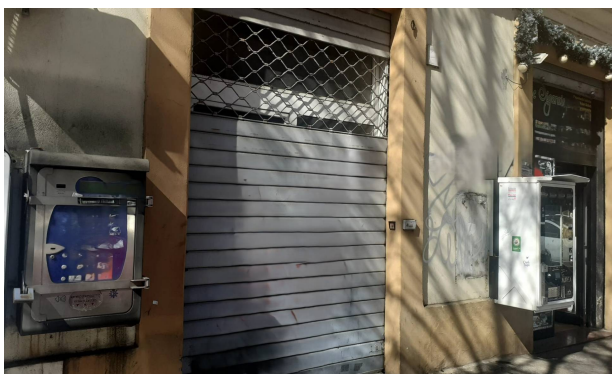
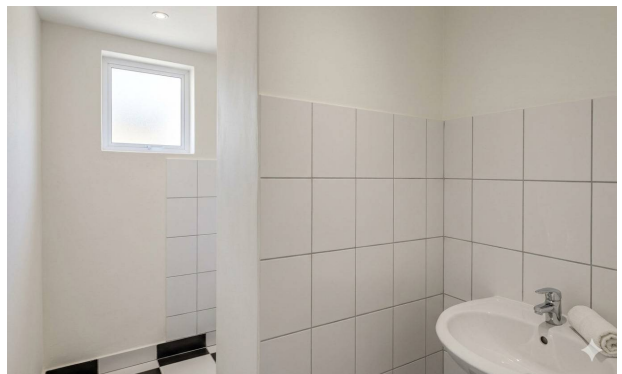
Shopping Centers



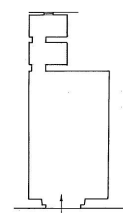
Municipal Offices / Town Halls

Images





1/1 - 1/200



via Alberto da Giurano