



COLDWELL BANKER  
24RE

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

# Business for Sell in Roma

📍 Via Cassia, Roma, 00191 (RM)

52.000€



## Contact info



Coldwell Banker 24RE

**Stefano ROVAZZANI**

Mobile: 3331837194

Email: stefano.rovazzani@cbitaly.it

# Description

## Exclusive Sale by Coldwell Banker – Ponte Milvio

Coldwell Banker offers for exclusive sale a well-established commercial business located in a strategic, high-traffic area, ideal for anyone looking to start or continue a successful retail activity.

The property is a clothing store set within a **fully renovated** ground-floor premises, featuring a single street-facing display window that ensures excellent visibility and easy access. With a total surface area of approximately **55 sqm**, the space is spacious and bright thanks to its direct exposure to the street.

Internally, the premises consist of a single open-plan area, perfectly suited for setting up a retail outlet, adapting it to the needs of a new business, or continuing the current operation. Its location in one of Rome's most vibrant districts represents a major advantage for anyone wishing to run a commercial activity.

The area is well served by public transportation and surrounded by a wide range of commercial businesses, ensuring a constant flow of potential customers. Furthermore, the ground-floor location makes the property easily accessible for both customers and staff, with no need for stairs or elevators.

The business is sold complete with all furnishings and includes takeover of a **highly advantageous lease agreement**, expiring in **2036**, with a **monthly rent of €2,200.00**.

Thanks to these features, this represents a unique opportunity to acquire an established commercial business in Rome, **vacant at the time of deed** and ready to operate immediately.

Don't miss the chance to bring your business to life in one of the most beautiful and dynamic cities in Italy.

## About Coldwell Banker

The history of Coldwell Banker is one of success and leadership. The Coldwell Banker brand has grown to become one of the most recognized and reliable names in the international real estate market. Founded in 1906 with a strong commitment to professional ethics and customer service, these values remain at the core of our business philosophy today. Coldwell Banker stands out for offering 360° real estate services, covering both residential and commercial property brokerage. Our marketing tools, excellence in training systems, and advanced online resources are among the key factors defining our success.

**THIS INFORMATION AND FLOOR PLANS ARE PURELY INDICATIVE AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.**

# Details



Property ID: CBI177-3104-9808



Surface: 55.00 m<sup>2</sup>



Rooms: 1



Bathrooms: 1



Energy Class: G EP glnr: 178.00 kwh/m<sup>2</sup>

# Property Features



Floor: Ground floor



Conservation status: Renovated



Current condition: Free upon deed



Surface: 55.00 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



