Coldwell Banker Alessia Di Majo Real Estate
Via Angelo Papio 12/C - 84122 Salerno
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Office for Sell in Salerno - Area: PASTENA

Via Ludovico Ametrano, Salerno, 84128 (SA)

850.000€

Contact info

Coldwell Banker Alessia Di Majo Real Estate

Alessia Di Majo

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Description

Salerno, Pastena: Prestigious 300 sq m Office (A/10) â€“ High Yield Investment
We offer for sale in Salerno, in the heart of the Pastena district, an exceptional real estate opportunity for investment. Situated in a strategic and highly visible location, the property boasts seven street-facing windows, ensuring a unique presence in the area.

Main Features:
Surface area: Approximately 300 m2 on a single level.

Property Condition: Completely and finely renovated, both internally and externally.

Visibility: Corner/frontal position with 7 large windows overlooking the street.

Cadastral Category: A/10 (Office).

Investment Details:
The property represents an asset of certain interest to institutional or private investors, thanks to an extremely low risk profile:

Tenant: Prestigious healthcare company accredited with the SSN (National Health System).

Contract: Regularly registered, with an excellent documented monthly income.

Stability: The nature of the business and public accreditation guarantee continuity of payments and simplified management over the long term.

Why choose it: It’s the ideal solution for those looking for a ready-to-use “income property,” with no renovation costs and a solid tenant already operating within.

Contacts
For more information on annual fees, to view the documentation, or to schedule a private inspection, please contact us.
If you buy a company, the gross profit is a generous 5.33%, but the corporate reality (including IMU and taxes) brings the actual profit to close to 3.3%.

Details

Property ID: CBI189-2897-37	Surface: 267.00 m²
Rooms: 13	Bathrooms: 7

Property Features

- Floor: Ground floor
- Conservation status: Renovated
- Current condition: Leased
- Surface: 267.00 m²
- Rooms: 13
- Bathrooms: 7
- Position: Served area

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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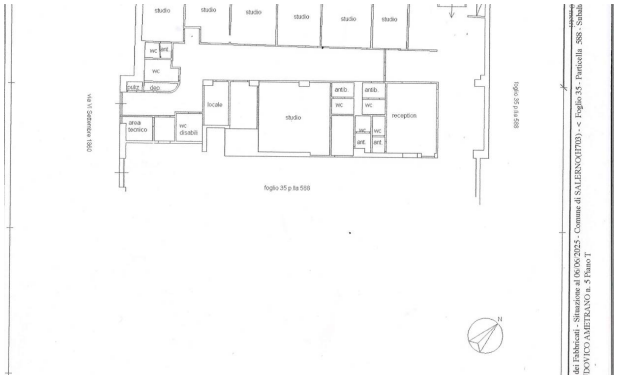
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