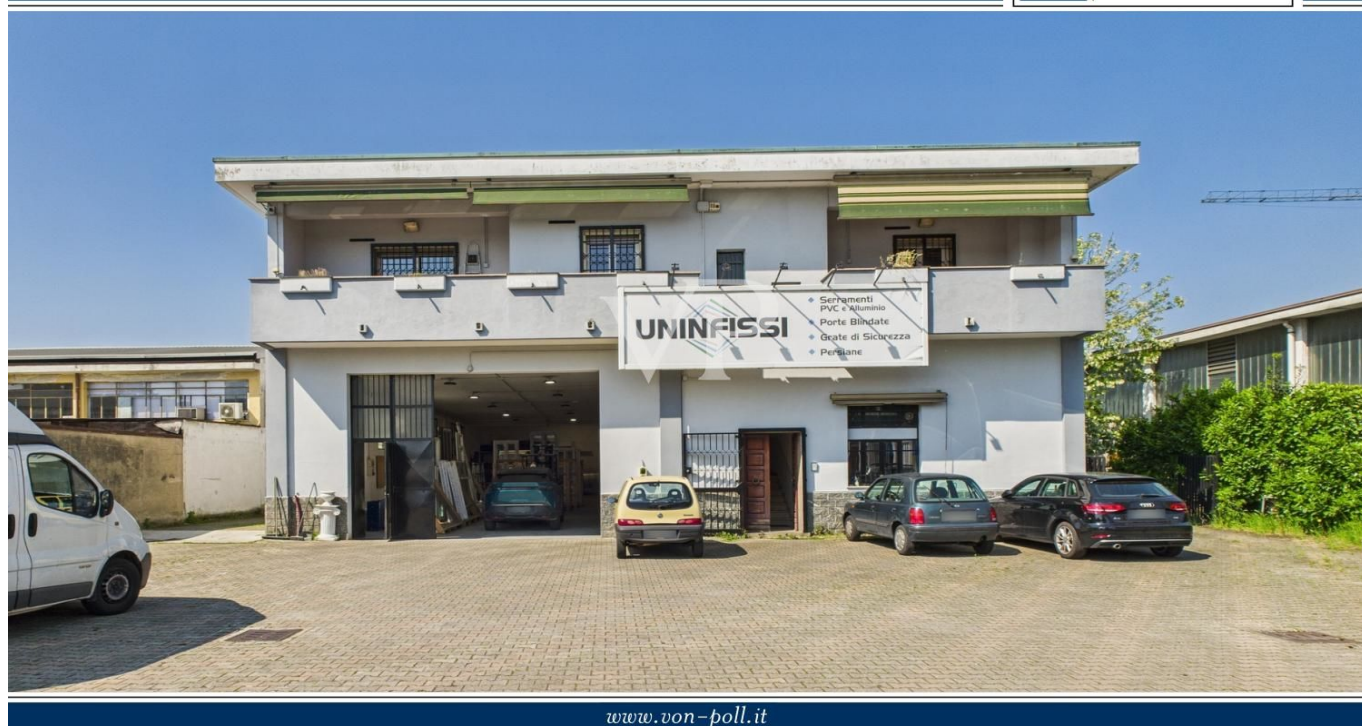


Assago – Lombardi

# Shed with offices, living quarters, terrace and garden

Property ID: IT252941830



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.090.000 EUR • LAND AREA: 1.444 m<sup>2</sup>**

Property ID: IT252941830 - 20057 Assago – Lombardiei

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Property ID: IT252941830 - 20057 Assago – Lombardiei

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941830 |
| Available from       | 31.05.2033  |
| Bathrooms            | 3           |
| Year of construction | 1977        |
| Type of parking      | 5 x Other   |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 1.090.000 EUR            |
| Commission     | Subject to commission    |
| Total Space    | ca. 696 m <sup>2</sup>   |
| Usable Space   | ca. 1.300 m <sup>2</sup> |

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## Energy Data

|                                |                              |
|--------------------------------|------------------------------|
| Type of heating                | Single-storey heating system |
| Energy Source                  | Gas                          |
| Energy certificate valid until | 25.03.2035                   |
| Power Source                   | Gas                          |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 270.85 kWh/m²a            |
| Energy efficiency class                              | F                         |
| Year of construction according to energy certificate | 1977                      |



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## The property





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## The property





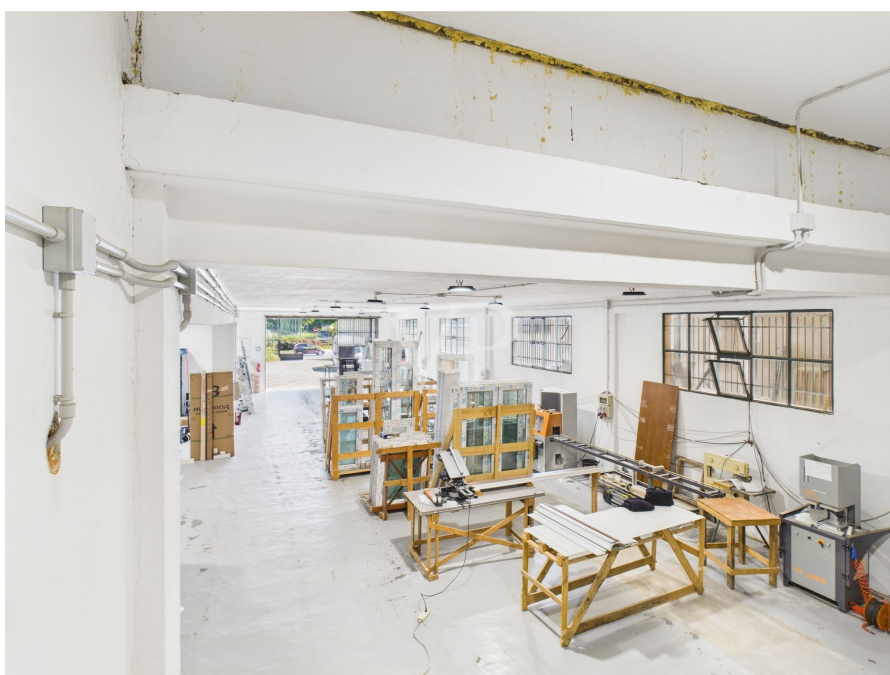
Property ID: IT252941830 - 20057 Assago – Lombardi

## The property



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## The property





Property ID: IT252941830 - 20057 Assago – Lombardiei

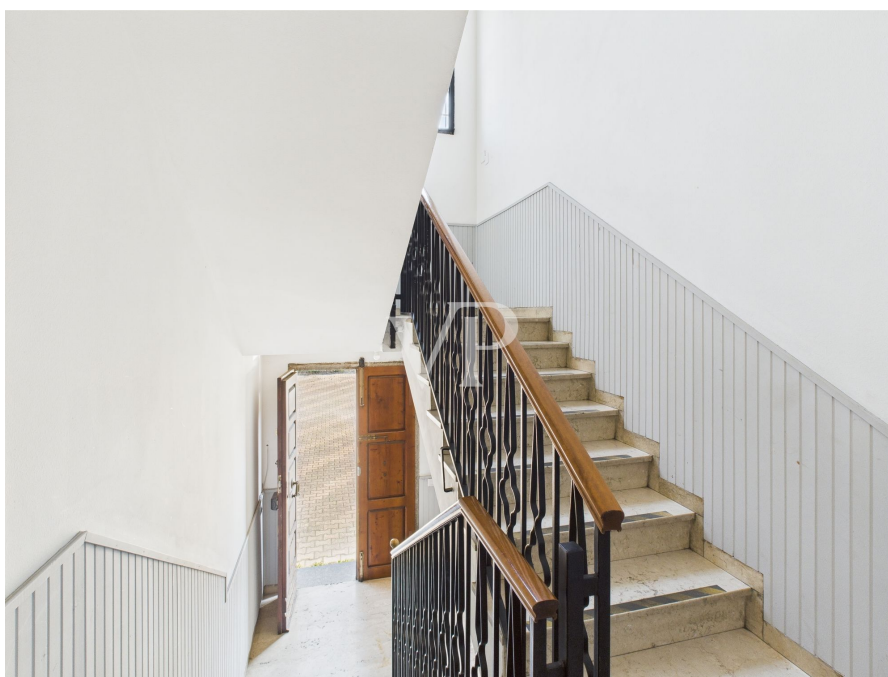
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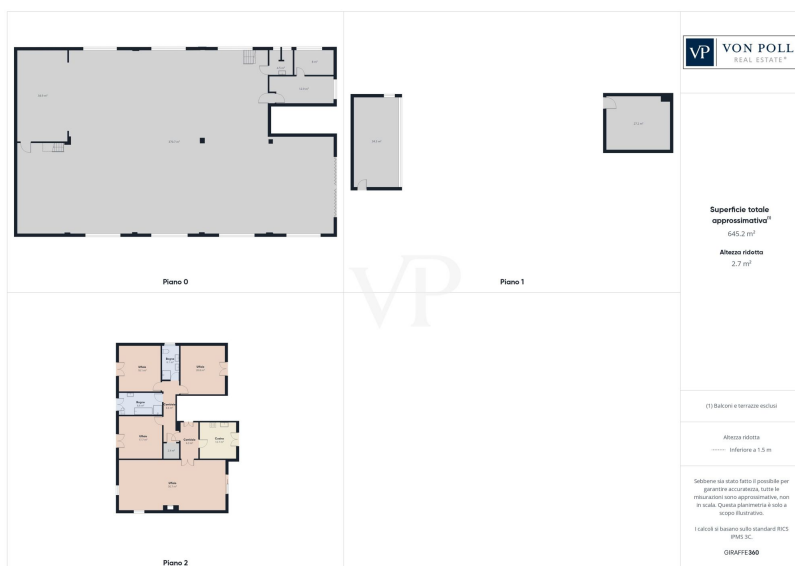
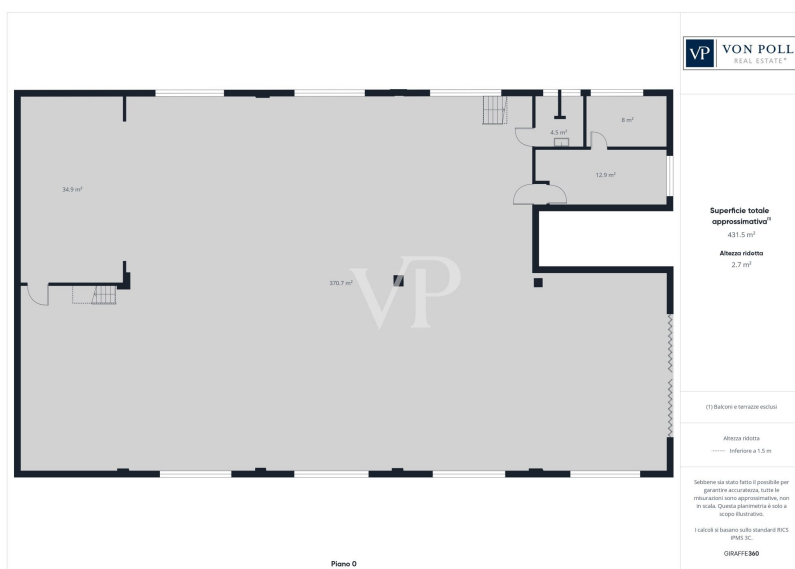
Property ID: IT252941830 - 20057 Assago – Lombardi

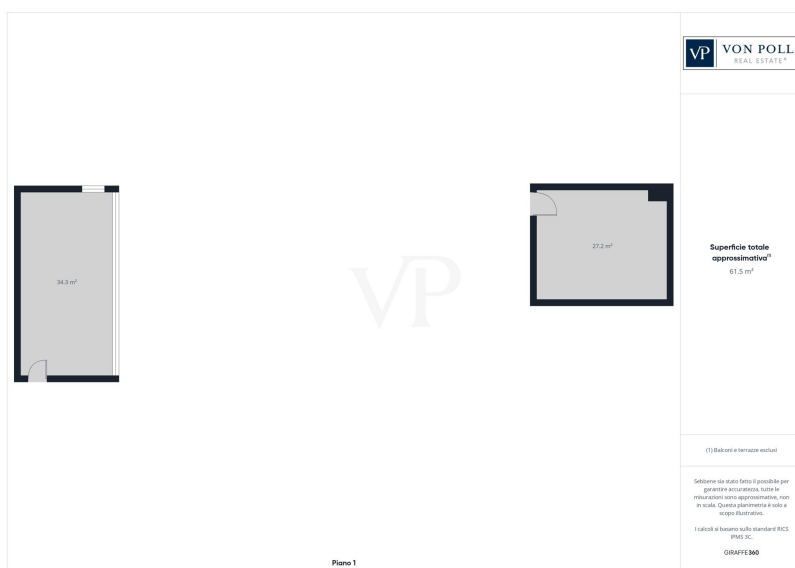
## The property



Property ID: IT252941830 - 20057 Assago – Lombardi

## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



Property ID: IT252941830 - 20057 Assago – Lombardiei

## A first impression

ASSAGO (MI) - FOR SALE INDUSTRIAL COMPLEX FOR INCOME WITH THE POSSIBILITY OF FREE IMMEDIATELY

In Via Verdi, in the heart of the industrial area of Assago (MI), we offer for sale an interesting industrial complex consisting of warehouse, offices, apartment with large terrace and private courtyard.

On the ground floor there is an industrial shed of about 450 square meters with a useful height to the beam of 4 meters, equipped with an office, two toilets and a laboratory. An internal staircase leads to the second floor where there is an additional office of about 35 sq m, and with another staircase, there is access to a warehouse of about 27 sq m (with a height of 2 meters), which is not habitable and is currently used as a materials storage room.

Next to the entrance to the shed, with independent access, is an apartment (cadastral category A/3, but currently used as an office) of about 220 sq m, consisting of a livable kitchen, two bathrooms, a storage room, and four large rooms (18 sq m, 21 sq m, 18 sq m, and 50 sq m, respectively). The largest room could become a double living room with a dining room. The apartment is also connected to a large terrace of about 220 sq m, usable for multiple needs.

The property is completed by a courtyard of about 720 sqm that surrounds the building on three sides, providing easy access, maneuvering and parking.

The property is currently leased to a company in the fixtures sector, with a 6+6 commercial contract in place until May 2033. Current yield: € 28,000/year, increasing to € 32,000/year from 2028.

Possibility of free handover on deed: in case of need of the buyer, the property is willing to bear the payment of the penalties provided by law (amounting to about 30 monthly payments) to terminate the lease early, freeing the property for direct use.

Asking price: € 1,200,000.00 Excellent income investment or ideal solution for manufacturing and/or logistics activities.

Property ID: IT252941830 - 20057 Assago – Lombardiei

## Details of amenities

- Courtyard of 720sqm
- Standard installations for both the shed and the apartment

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## All about the location

Assago - Via Verdi #12

Excellent location, 1 km from the ring road and highway.

Also excellent connection with the Pavese in the direction of Rozzano.



Property ID: IT252941830 - 20057 Assago – Lombardiei

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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