

Milano – Montenero

## Store with two windows on Monte Nero Avenue

Property ID: IT252941887



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**PURCHASE PRICE: 840.000 EUR**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941887 |
| Bathrooms            | 3           |
| Year of construction | 1920        |

|                |                        |
|----------------|------------------------|
| Purchase Price | 840.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 159 m <sup>2</sup> |

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## Energy Data

|                                |                              |                         |                           |
|--------------------------------|------------------------------|-------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 15.01.2022                   | Final Energy Demand     | 69.25 kWh/m²a             |
|                                |                              | Energy efficiency class | G                         |

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## A first impression

Commercial premises for sale in Milan, located in the prestigious Monte Nero area, right next to Porta Romana. This exceptional property represents a unique investment opportunity. Currently leased with a 6+6 contract, with first expiration 30/06/2023 and second expiration 30/06/2029. The annual rent amounts to € 43,670.00 plus € 4,000.00 condominium expenses. The store is in excellent condition, thanks to a recent and complete renovation, offering buyers a modern environment while maintaining the historic charm of the building. Equipped with two street windows, three bathrooms, a large storage room in the basement and a spacious cellar, the property is perfect for meeting various commercial needs. Don't miss the opportunity to invest in a real estate asset of great value and potential.

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## All about the location

25 Monte Nero Avenue, a short walk from Medaglie D'oro/Porta Romana Square.

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## Contact partner

For further information, please contact your contact person:

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