



Code: [V002773](#)

COMMERCIAL SPACE – IDEAL FOR COWORKING OR INVESTMENT PROPERTY IN DESENZANO DEL GARDA

Via Adige Desenzano del Garda BS Italia

SALE
330.000€

Bathrooms Commercial



1



150 mq

DESCRIPTION:

We offer for sale a commercial space of approximately 150 sqm, located on the first floor of a building consisting of two units, which share a common courtyard with ample parking. The property stands out for its high visibility and independent access via a private external staircase. Internally, the space is partially furnished and divided into office workstations, ideal for coworking activities, with a kitchen area and bathroom. Equipped with independent air heating and cooling system, it is ready to be used or rented out. This solution represents a solid investment opportunity, as the property was recently rented for €1,400 per month, thus ensuring an attractive return for those looking to purchase for income purposes. Additional opportunities: The ground floor commercial unit is also available, currently leased to a retail business with an active contract and monthly rent of €1,500. Asking price: €380,000. For those interested in a larger investment, the entire building is also available for purchase, including the external courtyard used for parking, for a total asking price of €710,000. Contact us for more information or to arrange a visit.

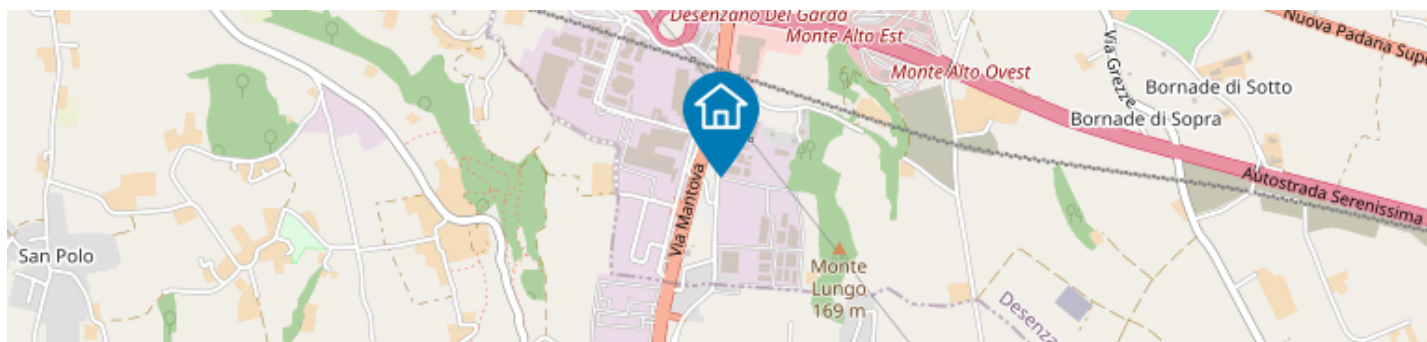
ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Good
Grade: Medio	Position: Suburb	View: Open View	Orientation: -
Rooms / Locals: 1	Floor: 1	Building Floors: 2	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: 10	Arcades: -	Mq Arcades: -
Garden: -	Kitchen: -	Furniture: Half Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Data Network
- ✓ Independent Entrance
- ✓ Theft Protection



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