abitare il Garda
WE MAKE IT REAL

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Code: V003058

INCOME-PRODUCING RESIDENTIAL AND COMMERCIAL BUILDING IN A STRATEGIC LOCATION IN SIRMIONE IN SIRMIONE

Via Brescia Sirmione BS Italia

SALE
2.000.000€

Beds	Commercial	Garden
8	820 mq	1490 mq

DESCRIPTION:

At the entrance to Colombare di Sirmione, in a highly visible position along one of the main access roads to the peninsula, we offer for sale an interesting entire mixed-use residential and commercial building, set on a plot of approximately 1,500 sqm. The property consists of a residential section comprising five apartments, each with its own garage, and a commercial section consisting of two shops, each with the relevant storage areas. A particularly attractive feature is that both the apartments and the commercial units are already leased and income-producing, giving the buyer the opportunity to take over an already operational real estate investment capable of generating income from the outset. The location is one of the property's main strengths: the building is situated in an area characterised by heavy traffic, excellent visibility and easy access, just a short distance from the centre of Colombare, the main services and the most renowned destinations of the southern Lake Garda area. The combination of residential and commercial units, all already income-producing, makes the property particularly attractive to private investors, real estate companies and operators looking for an entire building with an existing income stream, while also retaining interesting potential for future enhancement of the complex, subject to current planning regulations. The approximately 1,500 sqm plot, the diversification of uses and the strategic location within the Municipality of Sirmione make this property a particularly interesting real estate opportunity. A complete and diversified income-producing investment in one of the best-known and most sought-after locations on Lake Garda. Further information regarding the composition of the property, lease agreements and related income is available at our office.

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ADDITIONAL INFORMATION

Energy Rating: VA	**Minimum IPE:** -	**Heating:** Independent	**State:** To Be Renovated
Grade: Elegant	**Position:** Lake	**View:** Open View	**Orientation:** -
Rooms / Locals: 23	**Floor:** -	**Building Floors:** 3	**Internal Levels:** -
Garage: 5	**Mq Garage:** 56	**Parking Space:** -	**Terraces:** 4
Mq Terraces: 82,4	**Balconies Mq:** 8	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** -	**Furniture:** -	**Annual Expenses:** -



ACCESSORIES

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