

## for Sale to Rosta Area: Rosta



### 1.875 sqm

Low building of approximately 1,850 m<sup>2</sup> with a yield of 5.5% and a total annual income of approximately €93,000, composed as follows:

- Commercial premises with warehouse, approximately 1,480 m<sup>2</sup> in total, leased for €80,000 per year to the primary tenant with a 6+6 contract (the lease will be drawn up from scratch with effect from the date of the notarial deed of sale).
- apartments of approximately 153 m<sup>2</sup> rented to private individuals for €13,060 per year;
- open area in front and to the side of approximately 2,324 m<sup>2</sup>, of which approximately 1,000 m<sup>2</sup> is intended for parking.

The property, built on two floors above ground, plus a basement, is set back from the road and is located on the main state road of Rosta, in the industrial area outside the town center.

The commercial space comprises a slightly raised ground floor with approximately 730 square meters of retail space and approximately 30 square meters of restrooms and changing rooms. The internal height is approximately 4 meters. The basement level has approximately 700 square meters of storage space and approximately 25 square meters of space for the boiler room and utility room. The internal height is approximately 2.7 meters.

The first floor, accessed from the rear via an external staircase, has a total surface area of approximately 250 m<sup>2</sup>, in addition to terraces of approximately 420 m<sup>2</sup>, and consists of two apartments of approximately 153 m<sup>2</sup>.

The commercial premises are currently in a good state of repair, as are the apartments.

In the rear area, there is an unfinished building of approximately 360 square meters, constructed on one level. It consists of a main building raised above the ground by pilotis, creating an additional area of approximately 360 square meters for parking. The building,

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Torino**

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under construction, is in good condition externally.

Land registry updates may be pending. Therefore, all the above information does not constitute contractual elements or conditions.

## Property details

**Ref.:** 12866

**Reason:** Sale

**Type:**

**Region:** Piemonte

**Province:** Torino

**Municipality:** Rosta

**Area:** Rosta

**Price:** € 1.985.000

**Total sq.m.:** 1.875 sqm



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