

## for Sale to Torino Area: San Donato



### 315 sqm | Bathrooms: 1 | Rooms: 1

Low-rise building with rear garden and services for sale with an annual income of approximately €36,000.00 □ Via Caserta, corner of Corso Umbria

We offer for sale an attractive commercial space strategically located on the corner of Via Caserta and Corso Umbria, in a dynamic and well-served urban area, characterized by heavy pedestrian and vehicular traffic.

Currently leased to a primary business, the property represents an ideal solution for investors seeking an income-generating property, with an annual income of approximately €36,000.00, ensuring continuity and stability of the investment over time.

The property, located on the ground floor of an elegant residential building, enjoys excellent visibility thanks to the large windows overlooking the street and the corner location that enhances its commercial exposure.

The area, constantly developing and redeveloping, is well-connected and served by public transport, commercial activities, and local amenities, factors that contribute to increasing the property's attractiveness both commercially and financially.

Land registry updates are in progress. Therefore, all the above data does not constitute contractual elements or conditions.

### Property details

Ref.: 14084

Reason: Sale

Type:

Region: Piemonte

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

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

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**Province:** Torino

**Municipality:** Torino

**Area:** San Donato

**Price:** € 470.000

**Total sq.m.:** 315 sqm

**Bathrooms:** 1

**Rooms:** 1

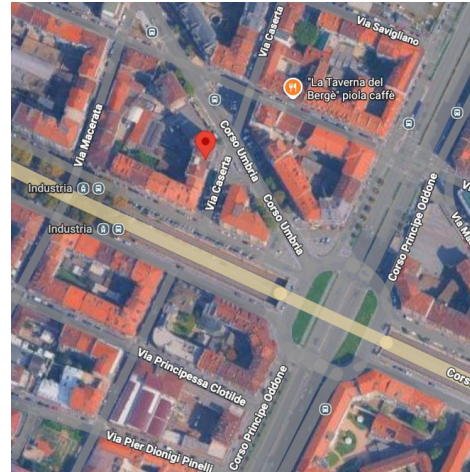
**Number Of Windows:** 4

**Condo fee:** € 125

## Features

Air-Conditioned

Antifire



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