

## Commercial Property for Sale to Venezia Area: Carpenedo



**45 square meters | Bathrooms: 1 | Rooms: 2**

Shop in Viale Garibaldi of approximately 40 m2 for investment already rented for well-established tailoring use with a contract of 550 euros per month. The property, in good condition, has two windows overlooking the avenue and is located in a position with heavy residential traffic. The property offers an excellent rental income with a current profitability of approximately 12%. No extraordinary expenses foreseen in the building.

### Certifications

**Energy Class:**

### Property details

**Code:** 195

**Reason:** Sale

**Type:** Commercial Property

**Region:** Veneto

**Province:** Venezia

**Municipality:** Venezia

**Area:** Carpenedo

**Price:** € 56.000

**Total Square Meters:** 45 square meters

**Bathrooms:** 1

**Rooms:** 2

**State of Preservation:** Good

**Covered sqm:** 40 square meters

**Number Of Windows:** 2

**Building Costs:** € 40

## Features

Air-Conditioned

Antifire

ADSL Coverage

Fastweb Coverage

Bath: By Law

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

