

Milano – Montenero

Store with two windows on Monte Nero Avenue

Property ID: IT252941887



www.von-poll.it

PURCHASE PRICE: 840.000 EUR

Property ID: IT252941887 - 20135 Milano – Montenero

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: IT252941887 - 20135 Milano – Montenero

At a glance

Property ID	IT252941887
Bathrooms	3
Year of construction	1920

Purchase Price	840.000 EUR
Commission	Subject to commission
Total Space	ca. 159 m²

Property ID: IT252941887 - 20135 Milano – Montenero

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	15.01.2022	Final Energy Demand	69.25 kWh/m²a
		Energy efficiency class	G

Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

The property



Property ID: IT252941887 - 20135 Milano – Montenero

A first impression

Commercial premises for sale in Milan, located in the prestigious Monte Nero area, right next to Porta Romana. This exceptional property represents a unique investment opportunity. Currently leased with a 6+6 contract, with first expiration 30/06/2023 and second expiration 30/06/2029. The annual rent amounts to € 43,670.00 plus € 4,000.00 condominium expenses. The store is in excellent condition, thanks to a recent and complete renovation, offering buyers a modern environment while maintaining the historic charm of the building. Equipped with two street windows, three bathrooms, a large storage room in the basement and a spacious cellar, the property is perfect for meeting various commercial needs. Don't miss the opportunity to invest in a real estate asset of great value and potential.

Property ID: IT252941887 - 20135 Milano – Montenero

All about the location

25 Monte Nero Avenue, a short walk from Medaglie D'oro/Porta Romana Square.

Property ID: IT252941887 - 20135 Milano – Montenero

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1 Milan
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com