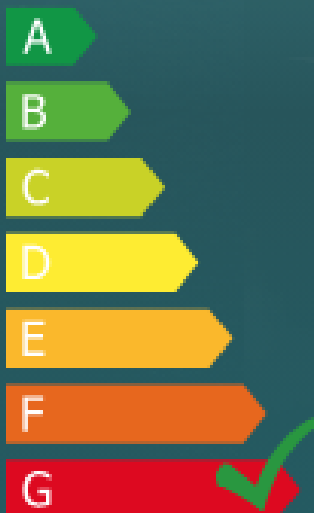


VENDESI VIAREGGIO Via Aurelia



**Trattative
in agenzia**



**Fondo
Commerciale
600 mq**

SCAN ME



FOR SALE COMMERCIAL LAND OF
APPROXIMATELY 600 SQM ON TWO LEVELS
(GROUND FLOOR OF 320 SQM PLUS WAREHOUSE
OF 240 SQM ON THE UPPER FLOOR).

GREAT VISIBILITY, 3 LARGE WINDOWS AND OWN
SIDEWALK; POSSIBILITY OF SPLITTING.

The property is located on the Via Aurelia in an area of intense traffic and a strong commercial connotation, for decades used as a sales activity by the owner, it is arranged on two levels: on the ground floor a surface area of 320 m² with large windows facing the street , houses a comfortable space intended for display and sale, then developing in depth with areas intended for both display and storage of goods with a separate space intended for an office for administration and secretarial purposes and a bathroom. On the upper floor which is accessed via a comfortable marble staircase there is a single space, with roof windows, of 240 m² for warehouse use. Subject of redevelopment in the early 2000s with removal of the asbestos roofing, renovation of systems and provision for connection to the public sewer, unlike many other premises located in the same area, it is registered for commercial and non-artisan use, with greater value and usability on the market: the property is also equipped with a large private sidewalk. The room lends itself to a very versatile use: it can be kept single or divided both horizontally and vertically, and if a larger surface area is involved, there is the possibility of being merged without expense into the adjacent property (which belongs to the same property) of 160 m²; the possibility of obtaining a conversion of the upper floor (currently used as a warehouse) for residential use should be evaluated given that there are already residential apartments in the properties adjacent to it.





Versilia
LIVE

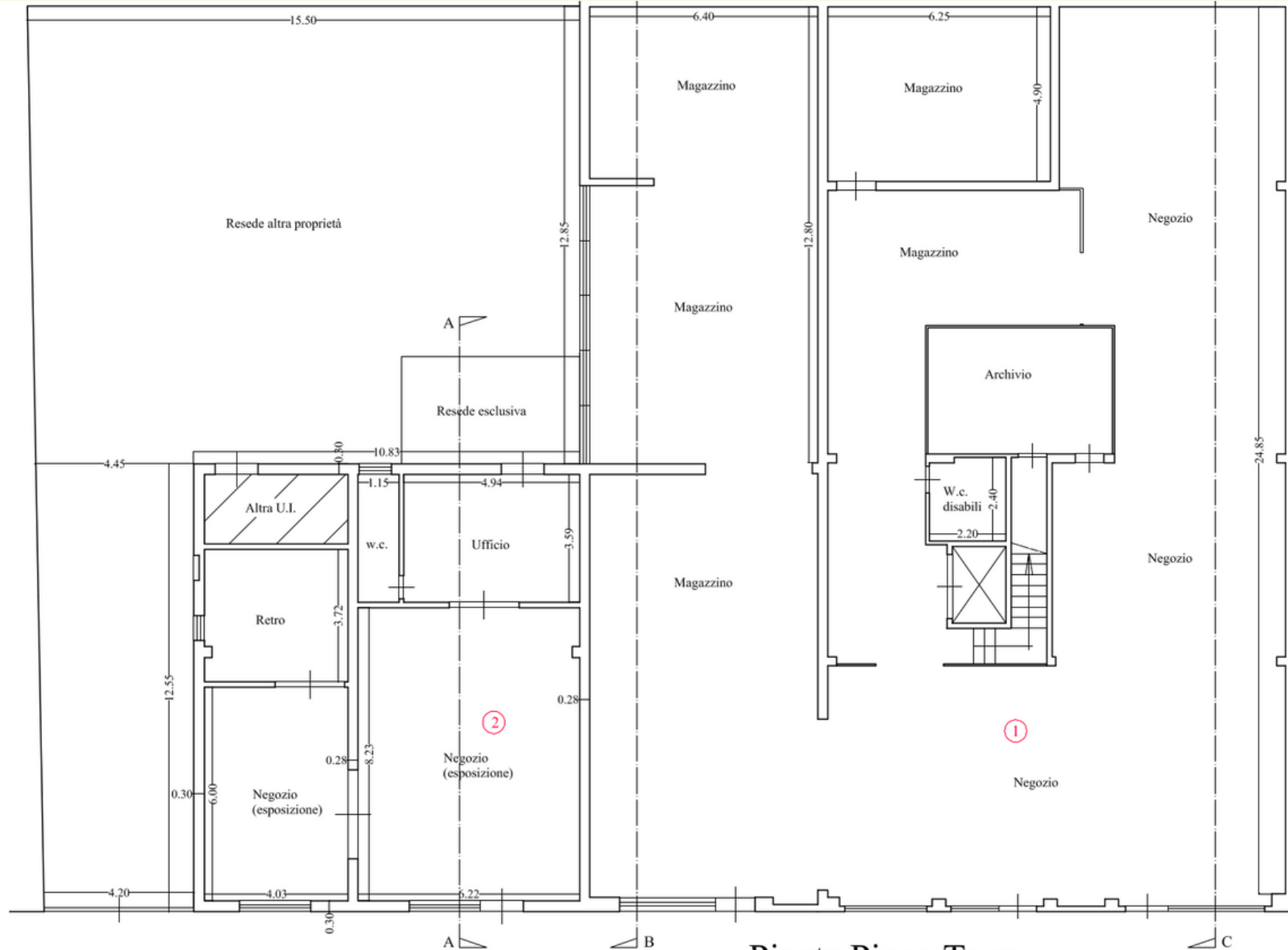





Versilia
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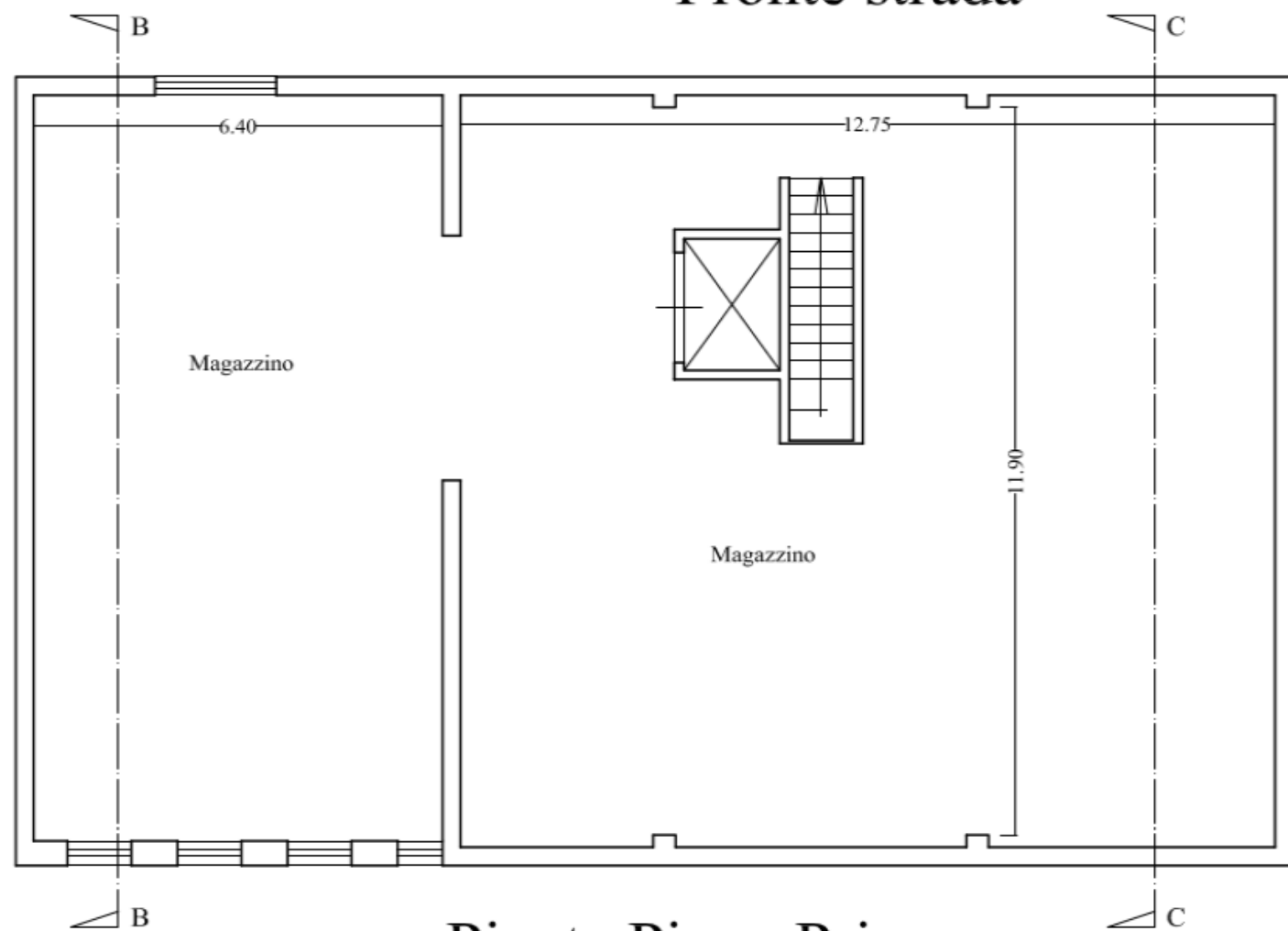


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Pianta Piano Terra

Fronte strada



Pianta Piano Primo



Contact

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Schedule a zoom meeting
with one of our agents

