

Commercial Property for sale in Lampedusa e Linosa (AG)

€ 256.352

Ref. 363



459 sq.m. | Bathrooms: 4 | Rooms: 2

Commercial space used as a restaurant for sale at auction in Lampedusa:
Central location in Via Traversa di Vittorio Emanuele.
Next date 06/26/2024.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 353 4336649.
Advertisement reference 363

Ideal for:

Anyone who wants to start a restaurant business. As a real estate investment to generate income.

Surface and internal distribution:

Ground floor; Commercial surface area is approximately 459 m²; Height of 2.80 m; Regular layout with spaces distributed as follows:
Restaurant room, bar, pizzeria (useful surface area 280 m²); Kitchen (useful surface area 66 m²); Storage room (useful surface area

43 m2); Storage room; 4 bathrooms with dressing room.

Access and external area:

Equipped with two active accesses, one main and one service, both overlooking Via Traversa di Vittorio Emanuele. The third access which overlooks the condominium staircase is currently closed with a plasterboard wall; Exclusive external courtyard of approximately 150 m2.

Property conditions:

Very good condition;

With:

thermal break windows; electrical system; water system; air conditioning system;

Other information:

Cadastral category C1 (commercial destination) Energy class F; Certificate of usability issued in 1998; There are some internal discrepancies, however these can be regularised;

Location:

Located in a commercial area of the island of Lampedusa, where there are various retail shops, about 300 m away from Via Roma, the main street of the city centre.

Starting auction price €341,803.12

Minimum bid €256,352.34

Minimum increase €2,000.00

Next auction date: 06/26/2024

The value of the property following a court appraisal appears to be equal to 706,906 euros.

Inspections can only be carried out through the judicial custodian.

Expertise RE on behalf of the creditor, provides information and advice for the purchase of the property at auction described above.

The purpose of this announcement is to promote the real estate auction, this therefore does not replace the official documents of the relevant court.

For further details on this Sale and to view the available documents, contact us on 0958997334 or send us a request on whatsapp on 353 4336649 or by email to info@expertisere.it

To view all our properties at auction: [Click here](#)

Who we are:

Expertise Re is a real estate agency based in Catania in Corso Sicilia 105, which operates mainly in Palermo and Catania, also through a network of selected real estate agents, present throughout Sicily, Calabria, Rome and Milan.

Expertise Re is a real estate agency specialized in the sale and rental of entire buildings, income properties, commercial premises, industrial warehouses, offices, executive buildings and hospitality and residential properties.

He also has skills in the evaluation of individual assets and real estate portfolios, and in the study and analysis of intervention plans aimed at the disposal and redevelopment of properties according to specific needs and objectives.

We believe that only by starting from specific needs can we identify the most suitable real estate investment solutions.

If you want to get to know us better, follow us on [Linkedin](#)

Certification

Energy Class: F

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Features

Code: 363	Reason: Sale
Categoria: Commercial Property	Address: Via Traversa di Vittorio Emanuele, snc
Zip Code: 92031	Municipality: Lampedusa e Linosa
Total Square Meters: 459 sq.m.	Bathrooms: 4
Rooms: 2	State of Preservation: Good
Uncovered sq.m.: 150 sq.m.	Heating: Heating

Nearby

Cafe









