

# Commercial Property for sale in Siracusa (SR)

## Tica-tisia

### € 299.000

### Ref. N034



**305 sq.m. | Bathrooms: 3 | Rooms: 5**

COMMERCIAL PREMISES FOR SALE IN SYRACUSE IN VIA POLIBIO  
4 lights, surface area 305 m2, height 3.95 m  
Previously used as a bank branch, excellent condition.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 353 4336649.  
Advertisement reference N034

#### SURFACE AND INTERNAL DISTRIBUTION

- Total surface area of 305 m2 with the spaces distributed as follows:  
entrance onto a large open space with typical bank furnishings;  
disengagement;  
two offices, separated by removable glass and metal walls;  
at the back, hallway, three bathrooms, one of which for disabled people;

rooms behind, including an archive and a room with air conditioning systems.  
- Height 3.95 m.

#### CHARACTERISTICS OF THE PROPERTY

- Cadastral category C1 (commercial premises)
- Very good condition;
- Functioning systems;
- Energy class A1;
- Free State;
- Good visibility.

#### LOCATION:

The location is a stone's throw from the primary streets via Tisia and viale Tica, an area full of commercial activities. Although it is located on a busy street, parking in the area is quite available.

The property described above is also offered for rent: advertisement code N034-L

#### WHO WE ARE:

Expertise Re is a real estate agency specialized in the sale and rental of entire buildings, commercial and industrial premises, offices and management buildings.

He also has the skills 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: <https://www.linkedin.com/company/expertise-re/>

## Certification

**Energy Class:** A1

**EPglnr:** 175.00 kwh/□

## Features

Code: N034

Reason: Sale

Categoria: Commercial Property

Address: Viale Polibio, 26

Zip Code: 96100

Municipality: Siracusa

Zona: Tica-tisia

Total Square Meters: 305 sq.m.

Bathrooms: 3

Rooms: 5

State of Preservation: Restored

Number Of Windows: 4

Heating: Heating

Antifire

Alarm

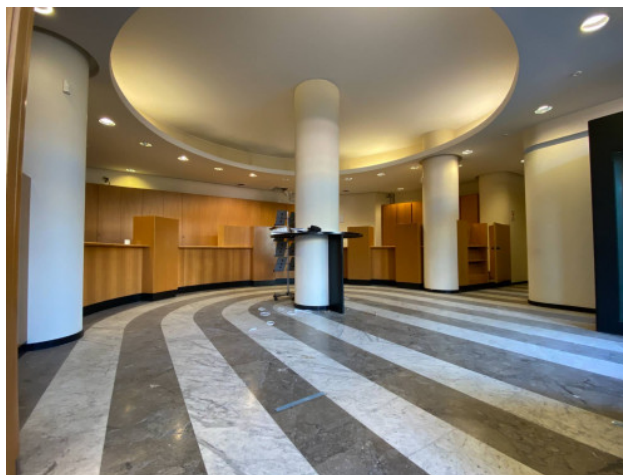
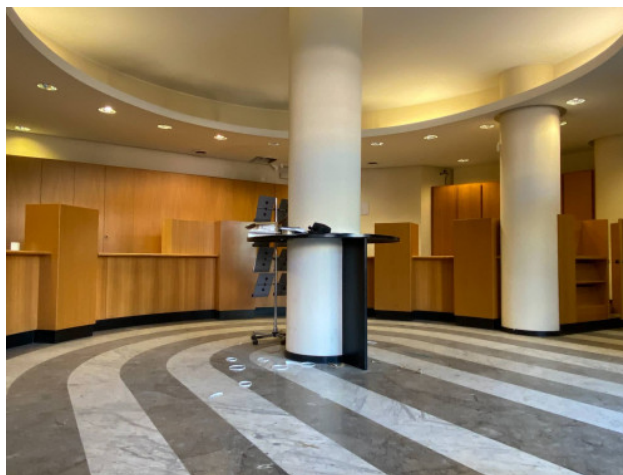
## Nearby

Cafe





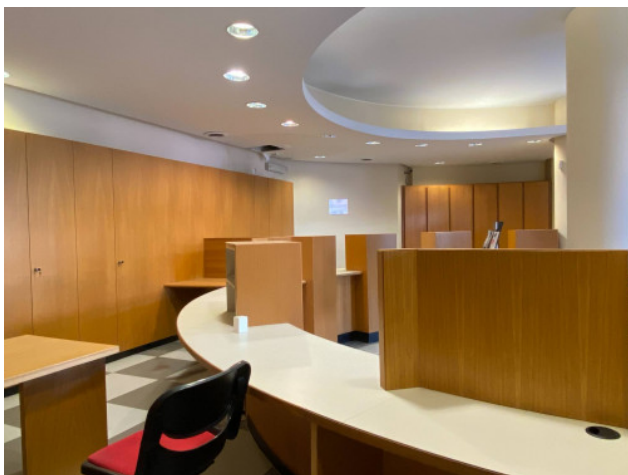
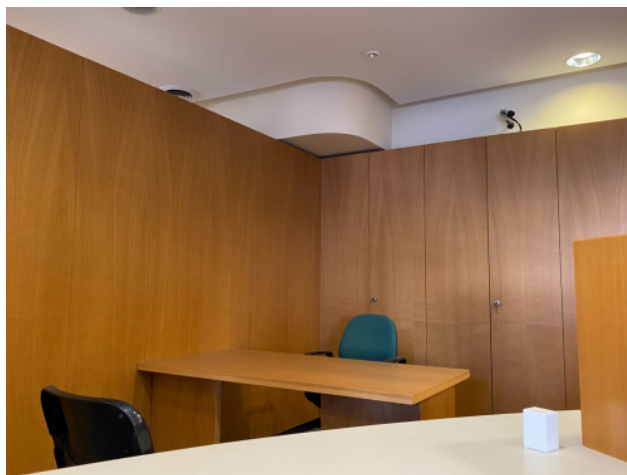














Locale commerciale  
Viale Polibio 26, Siracusa

