

Whole building for sale in Catanzaro (CZ)

€ 1.000.000

Ref. 396



2.823 sq.m. | Bathrooms: 20 | Rooms: 90

Entire office building for sale in Catanzaro (CZ)

Geographic coordinates: 38.902526, 16.605024

Office destination, consisting of 4 floors above ground and a basement.

Built area 2,823 m2, plus external area of approximately 700 m2.

Free surface area approximately 2,000 m2, leased area approximately 600 m2, common areas approximately 200 m2.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 371 6319926

Advertisement reference 396

Surface and internal composition:

Built area 2,823 m2:

2,000 m2 are free and for office use; 600 m2 are currently leased to a primary telecommunications company; 200 m2 are common areas.

The property, free on four sides, has two different accesses, with two separate stairwells, served by one and two lifts respectively.

It is composed of 4 floors above ground and a basement, each floor has a surface area of approximately 500 m2.
In the basement there are technical rooms and warehouses;
From the first floor to the fourth floor there are n. 8 offices (two per floor)

Outer surface:

Approximately 700 m2; Consisting of a parking area located on the roof of another building located in the same sector.

Conditions:

The general conditions are good; the facade and roof of the building were renovated two years ago.

Location:

The building is located within a management sector, where other primary companies in the energy sector are present.
The context in which it is inserted is peripheral, but with good roads, which allows you to quickly reach both the city center and the motorway
The municipal offices, the historic center of Catanzaro and the main activities of essential goods and services (pharmacies, banks, schools, restaurants and post office) are about 3 km away.

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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.
It also has expertise 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.
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Certification

Energy Class: G

Features

Code: 396	Reason: Sale
Categoria: Whole building	Address: Via della Lacina, 62
Zip Code: 88100	Municipality: Catanzaro
Total Square Meters: 2.823 sq.m.	Bathrooms: 20
Rooms: 90	State of Preservation: Good





