EXPERTISE RE SRL
Corso Sicilia 105 - 95131 Catania (CT)
0958997334

Study/Office for sale in Caltanissetta (CL)

€ 357.000

Ref. 440



440 sq.m.

Offices, commercial premises and garage for sale in Caltanissetta in Via Cittadella 3.
Excellent investment opportunity.
Central and well-served area.

Contact Expertise Re at 095 8997334 or write on WhatsApp at 371 6319926.
Ad reference: 440.

Ideal for:
Those who need a versatile property that can be adapted to multiple professional and commercial needs; Shops, showrooms and restaurants; Those looking for a multifunctional space that can host different activities in the same place; Those who want to make a real estate investment to generate income with a significant potential return.

Surface area and internal distribution:
Total surface area 440 m2 with the spaces distributed as follows:

Ground floor: commercial premises of approximately 200 m2;
A light on the road;Highly visible;

First floor office:
It has a surface area of approximately 160 m2 and is composed as follows:
Entrance to open space; Hallway; Two bathrooms; Three open space rooms (there are no doors except one sliding glass door). It also has:
Two entrances on the landing; Two armored doors; Two perimeter balconies of approximately 40 m2, with a view and good light; Exposure on the internal side; Double glazed windows

Please note that:
The electrical system has been vandalized; it is not equipped with heating but there is provision for a radiator system.

Basement: two garages
one with a surface area of 15 m2 and one with a surface area of 25 m2; Ideal for parking, storage or warehousing.

More information:
THE COMPLEX IS FOR SALE IN ITS ENTIRETY, the sale of individual units is not foreseen;

Location:
The complex is located in a well-served central area.
It opens onto Viale della regione, an important communication artery of the city.
In the same building there is a pilates center, a dental office, an Intesa bank branch, a tax office, a law office, a veterinary clinic and other activities.
Near the building there are several commercial activities and essential services such as banks, a collection office, a café and a sports facility.

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-generating properties, commercial premises, industrial warehouses, offices, management buildings and hospitality and residential properties.
It also has the 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 know us better, follow us on Linkedin

Certification

Energy Class: D

Features

Code: 440	Reason: Sale
Categoria: Study/Office	Address: Via Cittadella, 3
Zip Code: 93100	Municipality: Caltanissetta
Total Square Meters: 440 sq.m.	State of Preservation: Good
Building Costs: € 150	

Nearby

Gyms	Fitness Centers

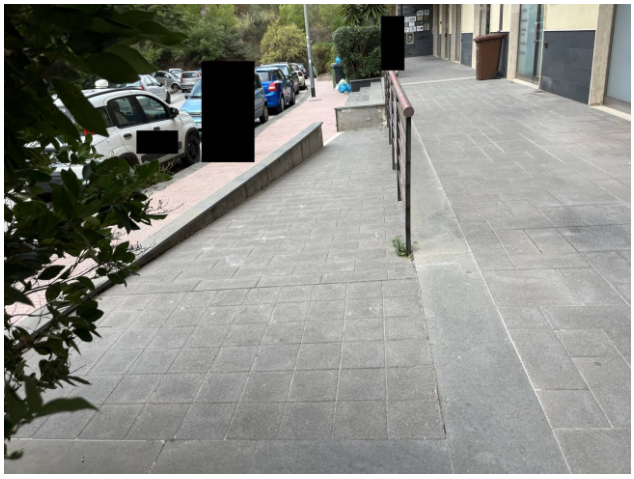
Public Transport	Municipal Offices

















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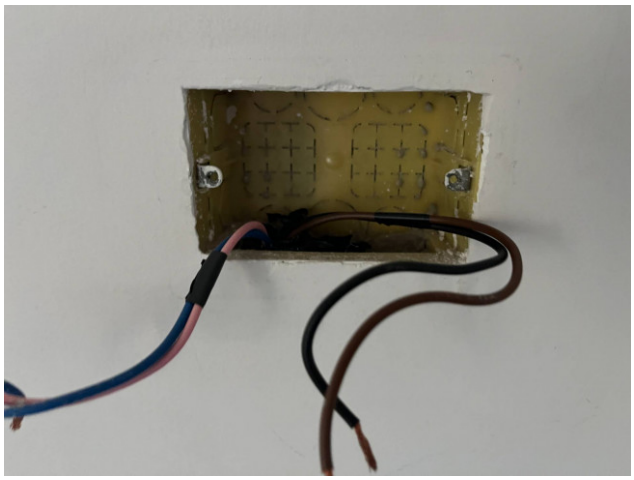









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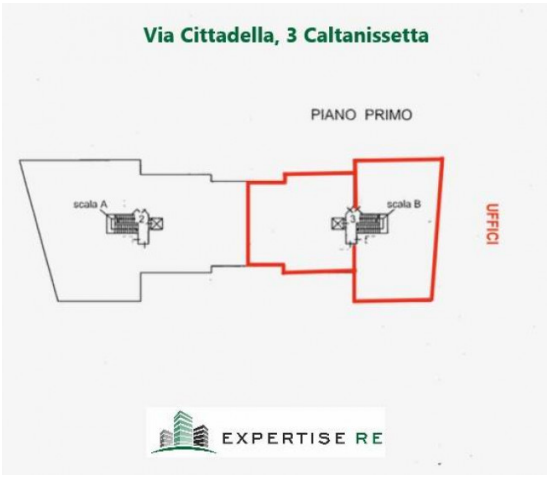








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Via Cittadella, 3 Caltanissetta
PIANO PRIMO
scala A
scala B
UFFICI
EXPERTISE RE