

Shed for sale in Catania (CT)

Zona periferica

€ 470.000

Ref. CM039



1.395 sq.m.

Industrial warehouse for sale in Catania, Librino area

Coordinates 37.4708227, 15.0388645

Covered area of approximately 1,395 m2, external area of approximately 3,500 m2.

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

Advertisement reference CM039

Surface and internal composition:

The property has a covered area of approximately 1,395 m2 distributed over two levels:

Area used for processing and storage:

It is located on the ground floor, has a total surface area of approximately 965 m2 and an internal height of approximately 6 metres.

Please note that the roof is not the original one but was subsequently replaced by an insulated one.

Office area.

It is located on both the ground floor and the first floor and has a total surface area of approximately 430 m²; The offices are connected to each other by an internal staircase; Access to the offices can take place both from inside the warehouse and from the accesses to the external courtyard of the property.

Access and external area:

External area of exclusive relevance of approximately 3,500 m² which includes:

a large shed along the northern front with a surface area of approximately 202 m²; external technical rooms. The property is exclusively ACCESSIBLE THROUGH PASSAGE SERVITIES within the courtyard of another warehouse owned by third parties.

Installations and conditions of the property:

There is a photovoltaic system on the roof, built around 2012, with a power of approximately 99 kW. Only the solar panels remain of this system, on the roof of the building, as all the technological part relating to it was stolen. The conditions are poor, as the building has been vandalised, and therefore require renovation works, both ordinary and extraordinary.

The property can also be sold together with the adjacent warehouse: [click here to view the announcement with all the details.](#)

Location:

The warehouse is located on the south-western outskirts of Catania with access from State Road 192, near the A19 Palermo-Catania motorway.

The area in which the property is located is peripheral, characterized by the presence of commercial/industrial warehouses.

In the immediate vicinity there is the A19 motorway entrance (Zia Lisa), just 1 km away, and the Catania ring road 2.5 km away. The historic center of Catania is 8 km away; the airport 4 km, while the port 7.5 km.

A short distance away is the Le Porte di Catania shopping center and the BMW car dealership

Other similar properties:

Warehouses for sale in C.da Passo del Fico (CT)

Shed for sale in Via Berretta (CT)

Warehouse for sale in Via Siena (CT)

Warehouse for sale in Via Carnazza, Tremestieri Etneo (CT)

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.

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Certification

Energy Class: G

EPgInr: 175.00 kwh/□

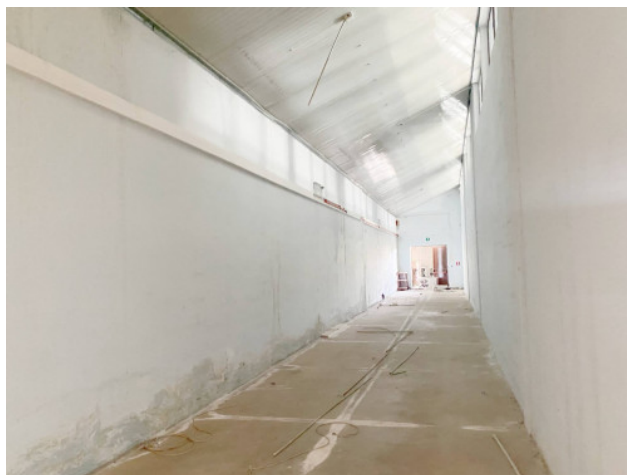
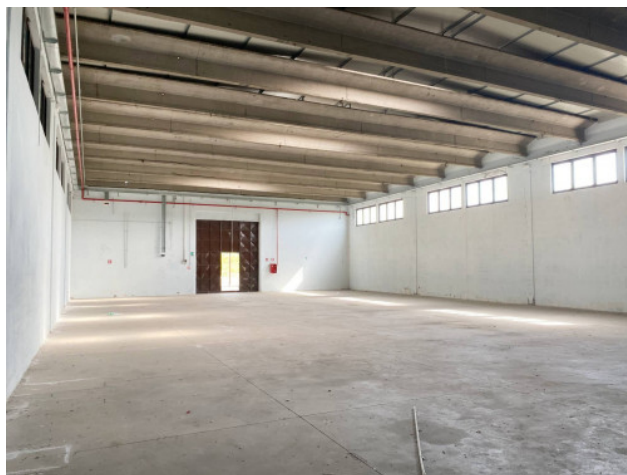
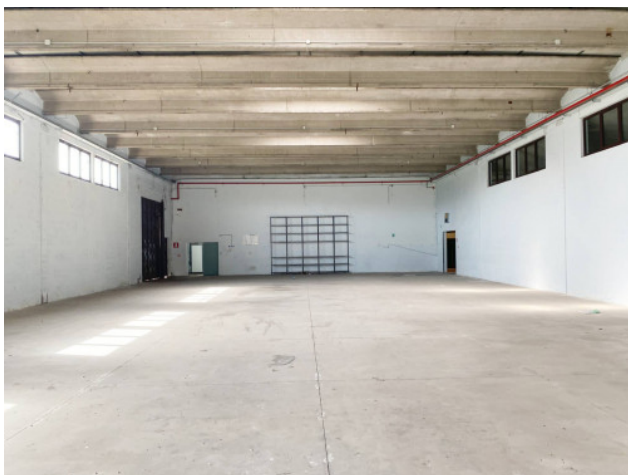
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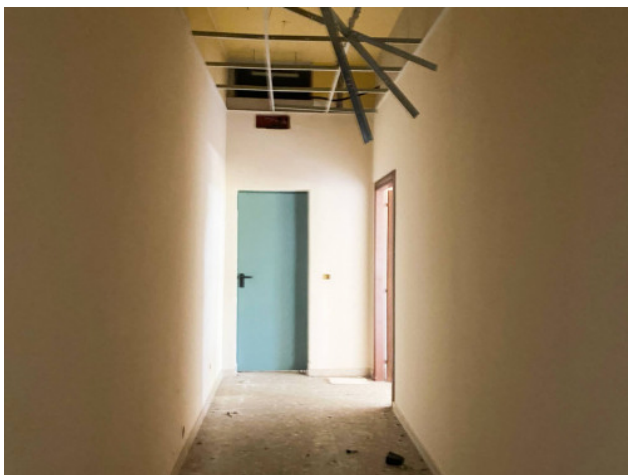
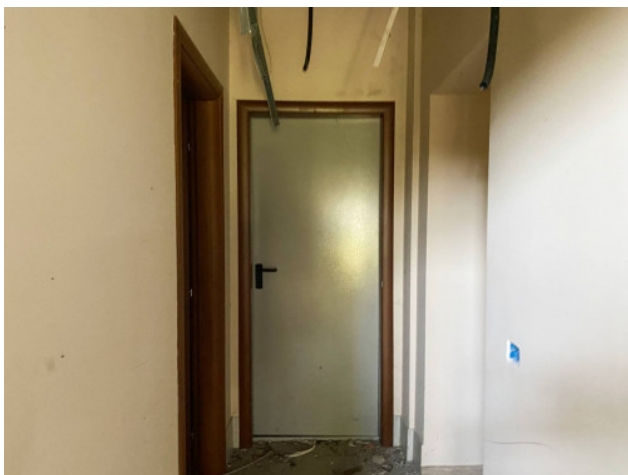
Code: CM039	Reason: Sale
Categoria: Shed	Address: Via Bummacaro, 3
Zip Code: 95121	Municipality: Catania
Zona: Zona periferica	Total Square Meters: 1.395 sq.m.
State of Preservation: Be Restored	Outdoor Area



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