

Vicenza – Viale Trieste

Entire office building high visibility

Objektnummer: IT22355796



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KAUFPREIS: 298.000 EUR • WOHNFLÄCHE: ca. 252 m² • ZIMMER: 14

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Auf einen Blick

Objektnummer	IT22355796	Kaufpreis	298.000 EUR
Wohnfläche	ca. 252 m ²	Büro/Praxen	
Bezugsfrei ab	nach Vereinbarung	Gesamtfläche	ca. 262 m ²
Zimmer	14	Bauweise	Massiv
Baujahr	1940	Nutzfläche	ca. 0 m ²

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Auf einen Blick: Energiedaten

Energieausweis

Bedarfsausweis

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Die Immobilie



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Die Immobilie



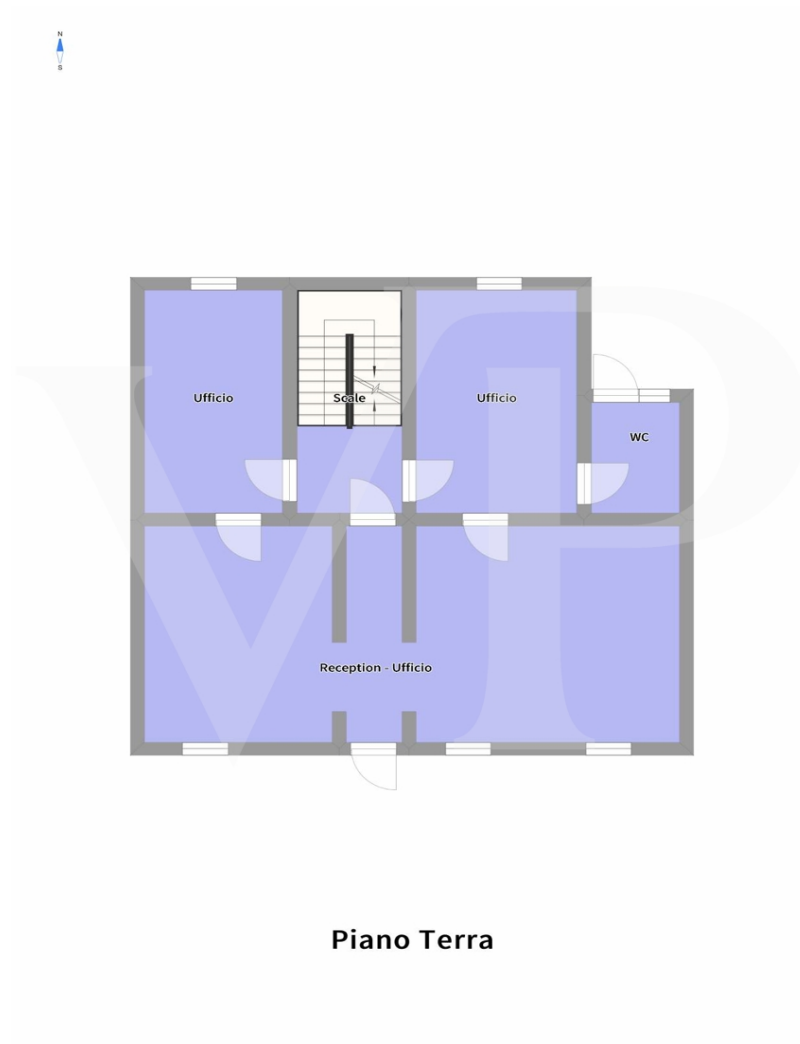
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Die Immobilie

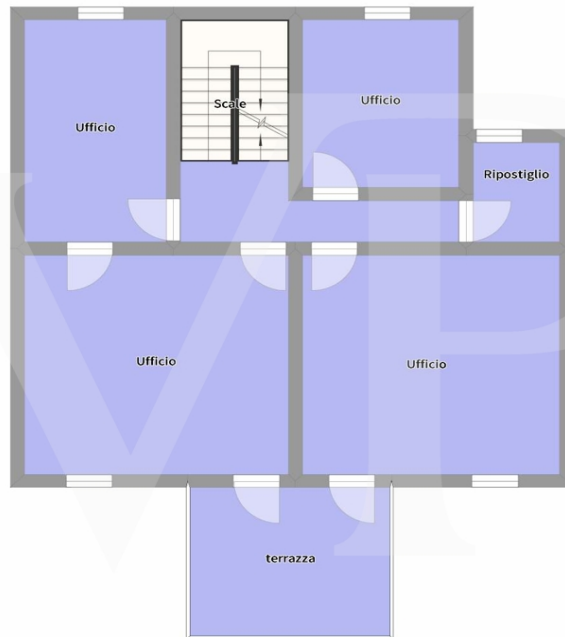


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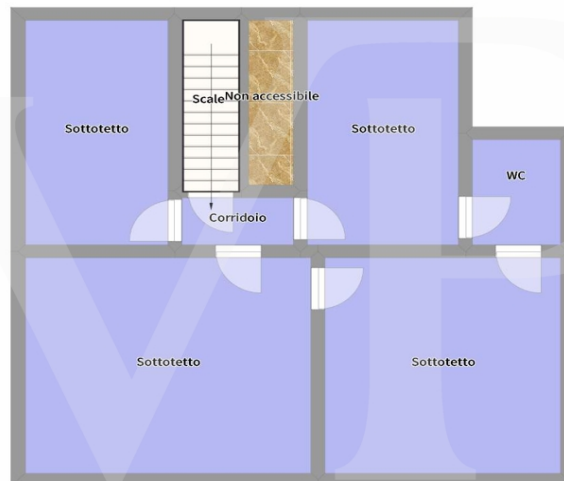
Grundrisse



Piano Terra



1° Piano



Sottotetto

Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

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Ein erster Eindruck

Entire building for office use, with a large private yard belonging to it. On the ground floor the rooms in the current composition are presented with a reception reception area, a large waiting room that can also be exploited as an operational area, and two separate single offices at the back, as well as a toilet. The central staircase leads to the first floor, where there are 3/4 individual offices and a large office of executive type or exploitable as a meeting room. A toilet is currently absent on the floor, but the connections and drains are in place to restore it without excessive invasive work. On the top floor in the attic, several rooms that can be exploited both as guest quarters as there is a bathroom with shower and as an archive area.

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Ausstattung und Details

The property is currently used and designed for the needs of a veterinary clinic historically established within the building.

The property's exclusive parking and maneuvering area also make the property particularly attractive for activities that require public access.

Property currently in use by the Veterinary Clinic with the possibility of continuation of the relationship and gross profitability in excess of 8 percent, or vacating the same by Dec. 31, 2025.

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Alles zum Standort

Property in a high-visibility location along Quadri Avenue, about 100 m from the intersection with Corso Padova. The type of property and its location make it ideal for activities that benefit from wide visibility, ensured by the large flow of traffic along one of the city's main arteries.

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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