

Vicenza – Viale Trieste

Entire office building high visibility

CODE DU BIEN: IT22355796



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PRIX D'ACHAT: 298.000 EUR • SURFACE HABITABLE: ca. 252 m² • PIÈCES: 14

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En un coup d'œil

CODE DU BIEN	IT22355796	Prix d'achat	298.000 EUR
Surface habitable	ca. 252 m ²	Office/Professional practice	
Disponible à partir du	Selon l'arrangement	Surface total	ca. 262 m ²
Pièces	14	Technique de construction	massif
Année de construction	1940	Surface de plancher	ca. 0 m ²

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Informations énergétiques

Certification
énergétique

Diagnostic
énergétique

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La propriété



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La proprietà



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La propriété



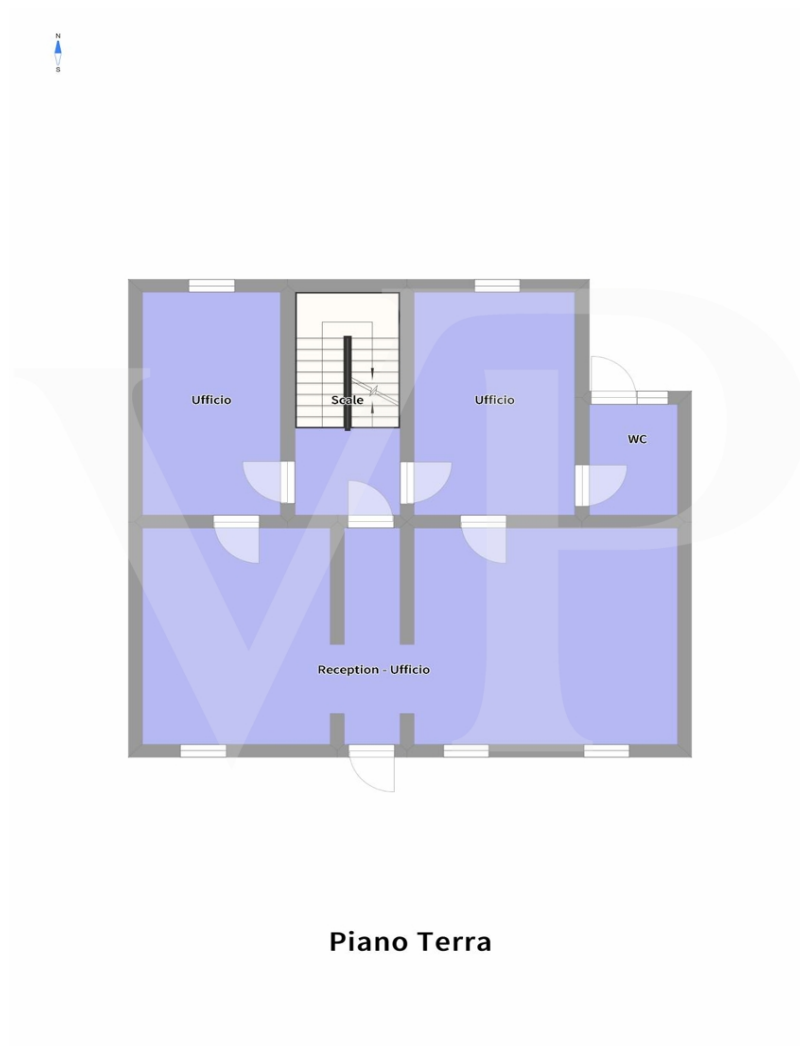
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La proprietà



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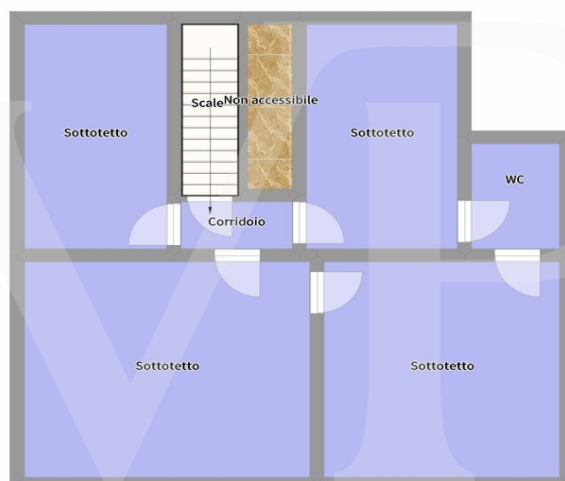
Plans d'étage



Piano Terra



1° Piano



Sottotetto

Ce plan n'est pas à l'échelle. Les documents nous ont été remis par le client. Pour cette raison, nous ne pouvons pas garantir l'exactitude des informations.

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Une première impression

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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Détails des commodités

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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Tout sur l'emplacement

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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Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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