

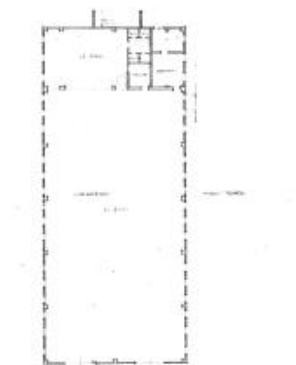
Real estate agency

Commercial property - cod.M1146 - località Antiche Slaine Negotiation in agency

A few steps from the port, within the industrial and artisan area of Portoferraio, we offer an independent warehouse with large dimensions and high ceilings over 4 meters, allowing for vertical use, along with a spacious surrounding yard ideal for loading and unloading goods. The property also includes an attached real estate unit partially used as an office and partially as a residence. Currently, a portion of the warehouse is rented out with a 6+6 contract, providing an excellent return. There is also the possibility to sell the property fully leased with a return of approximately 9%. Further information is available at the agency.

characteristics

Code	M1146
Typology	shed
Floor	ground floor - 1
Surface (sqm)	900
Garden	yes
Garden (sqm)	1000
Terrace/Balcony	Yes
Heating	yes
Distance sea	3km
Sea view	no
Parking space/Box	yes
Energetic class	G
[EN] Spese Condominiali	no



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