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Commercial Property for Sell in Roma

📍 Via Amico Aspertini, Roma, 00133 (RM)

275.000€



Contact info



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Description

Large Income-Producing Commercial Property – Rome, Via Amico Aspertini

We offer for sale an attractive investment opportunity located in Rome, Via Amico Aspertini, in a highly commercial area. The property is set in a particularly lively context, along a sidewalk that also provides customer parking, and is surrounded by numerous neighborhood businesses (bar, tobacconist, supermarket, medical analysis laboratory, bakery, hairdresser, greengrocer, pharmacy, etc.), ensuring constant pedestrian traffic.

The property, of generous size, is arranged over two levels:

- **Ground floor:** C/1 commercial space of approximately 255 sqm, featuring excellent natural light and outstanding visibility thanks to five street-facing windows.
- **Basement level (S/1):** cellar/storage area with bathroom of approximately 80 sqm, internally accessible both via staircase and freight elevator/lift, ideal for use as a goods storage area.

The unit also benefits from a rear door with a large external maneuvering area, particularly functional for truck access during loading and unloading operations. The property is completed by an uncovered parking space in the condominium courtyard, accessible via an automated gate. The property is currently leased, providing an excellent annual return. It is located in a high-density residential area, with immediate access to the Grande Raccordo Anulare and just 1 km from the Rome–Naples motorway. The large floor area and multiple shop windows also offer the possibility of creating two independent commercial units.

Details

 Property ID: CBI038-1184-301675	 Surface: 355.00 m²
 Rooms: 1	 Garden: Comune, 500 sqm
 Bathrooms: 1	 Energy Class: F EP glnr: 99.77 kwh/m²

Property Features



Floor: On two levels



Conservation status: To be cleaned



Current condition: Free upon deed



Surface: 355.00 m²



Rooms: 1



Bathrooms: 1



Position: Peripheral



Parking space: Uncovered



Garden: Common, 500 sqm

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images



