



COLDWELL BANKER  
24RE

Coldwell Banker 24RE  
Via della Vigna Nuova, 16 - 50123 Firenze  
P.IVA e C.F.: 06243950968  
Tel.: +393496007599

# Shop for Sell in Firenze - Area: Centro Duomo

📍 Borgo Pinti, Firenze, FI

170.000€



## Contact info



Coldwell Banker 24RE

**BRUNO VAIRO**

Phone: +393471356291  
Mobile: +393471356291  
Email: [bruno.vairo@cbitaly.it](mailto:bruno.vairo@cbitaly.it)

# Description

Investment – Income-generating business

In the heart of Florence’s historic center, in an area with high pedestrian and tourist traffic, we offer for sale a single property, a shop currently rented.

The property has a usable area of approximately 44 square meters (57 square meters of retail space) and consists of a single main room, a small storage room, an internal courtyard, and two restrooms. One of the restrooms is also accessible to customers, ensuring greater functionality and comfort for the business.

The space is in good condition, thanks to a recent renovation that enhanced the building’s historic features, integrating them with modern finishes and systems.

The location is particularly attractive: the shop is centrally located and well-served, surrounded by shops, restaurants, and services, in an area frequented year-round by both residents and visitors.

The property is currently rented and therefore represents an interesting income-generating investment opportunity.

Gross yield: 4.59% (calculated on the current rental rate compared to the sale price) Existing lease expiring in August 2027 (first expiry of the first 6 years)

ONLY THE PROPERTY IS FOR SALE – THE COMMERCIAL BUSINESS IS NOT FOR SALE!

# Details



Property ID: CBI162-2999-516



Surface: 57.00 m²



Rooms: 1



Bathrooms: 2



Energy Class: G EP glnr: 345.91 kwh/m²

# Property Features



Floor: Ground floor



Conservation status: Good



Current condition: Leased



Surface: 57.00 m²



Rooms: 1



Bathrooms: 2



Position: Central

# Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





