



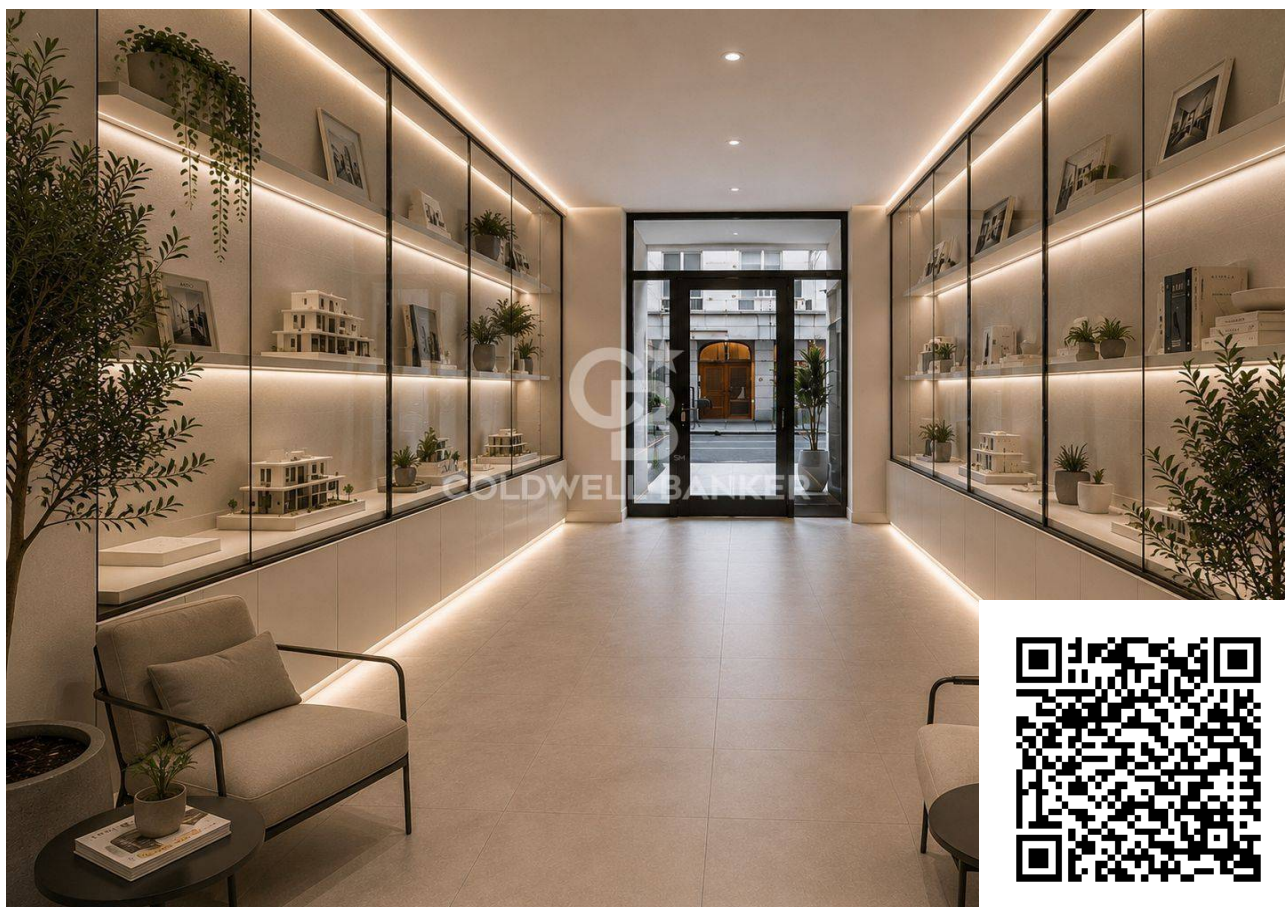
COLDWELL BANKER
MAXI REAL ESTATE

Coldwell Banker Maxi Real Estate
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Commercial Property for Sell in Ragusa

📍 via eugenio criscione lupis, Ragusa, 97100 (RG)

60.000€



Contact info



Coldwell Banker Maxi Real Estate
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Description

COLDWELL BANKER offers for sale an EXCLUSIVE 155M2 OPEN SPACE WITH OUTDOOR SPACE IN THE COLAJANNI AREA.

VIA LUPIS, 71 – RAGUSA.

This property is located entirely on the ground floor of a prestigious building with direct access from the street and comprises a large and bright open space, a large room, bathroom facilities, and an exclusive outdoor space of approximately 25 square meters, which represents an additional highlight.

The distribution of the internal spaces makes it versatile and functional, easily adaptable to different professional and commercial needs.

such as associated studios, professional offices, showrooms, commercial activities, gyms or spaces in general dedicated to services.

Currently in cadastral category C/1 (shop) but easily convertible to category A/10 (office).

Located in a strategic and dynamic area, in the immediate vicinity of Via Napoleone Colajanni and Via Mongibello, full of services such as bars, shops, offices, banks and numerous businesses that contribute to a constant flow of people throughout the day.

Condominium fees approximately €60/year.

An ideal solution for professionals such as lawyers, architects, engineers, accountants, and consultants, as well as for anyone looking to develop a business in one of the city's most sought-after and well-served areas.

Immediate availability.

Details



Property ID: CBI163-2526-6790



Surface: 155.00 m²



Rooms: 2



Bathrooms: 1



Energy Class: G EP glnr: 180.00 kwh/m²

Property Features



Floor: Ground floor



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 155.00 m²



Rooms: 2



Bathrooms: 1



Position: Central



Garden: Private,

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images

