



COLDWELL BANKER
ITALY

Coldwell Banker Alessia Di Majo Real Estate

Via Angelo Papio 12/C - 84122 Salerno

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Tel.: +39 338 541 3672

Office for Sell in Salerno - Area: PASTENA

📍 Via Ludovico Ametrano, Salerno, 84128 (SA)

850.000€



Contact info



Coldwell Banker Alessia Di Majo Real Estate

Alessia Di Majo

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Description

Salerno, Pastena: Prestigious 300 sq m Office (A/10) – High Yield Investment

We offer for sale in Salerno, in the heart of the Pastena district, an exceptional real estate opportunity for investment. Situated in a strategic and highly visible location, the property boasts seven street-facing windows, ensuring a unique presence in the area.

Main Features:

Surface area: Approximately 300 m2 on a single level.

Property Condition: Completely and finely renovated, both internally and externally.

Visibility: Corner/frontal position with 7 large windows overlooking the street.

Cadastral Category: A/10 (Office).

Investment Details:

The property represents an asset of certain interest to institutional or private investors, thanks to an extremely low risk profile:

Tenant: Prestigious healthcare company accredited with the SSN (National Health System).

Contract: Regularly registered, with an excellent documented monthly income.

Stability: The nature of the business and public accreditation guarantee continuity of payments and simplified management over the long term.

Why choose it: It's the ideal solution for those looking for a ready-to-use "income property," with no renovation costs and a solid tenant already operating within.

Contacts

For more information on annual fees, to view the documentation, or to schedule a private inspection, please contact us. If you buy a company, the gross profit is a generous 5.33%, but the corporate reality (including IMU and taxes) brings the actual profit to close to 3.3%.

Details



Property ID: CBI189-2897-37



Surface: 267.00 m²



Rooms: 13



Bathrooms: 7

Property Features



Floor: Ground floor



Conservation status: Renovated



Current condition: Leased



Surface: 267.00 m²



Rooms: 13



Bathrooms: 7



Position: Served area

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



