

## Locale commerciale Bar a Bordighera

**Cod. 5024**

Bordighera

**225.000 €**

### Description

BORDIGHERA - Commercial premises in an exclusive position. On the prestigious main street of Bordighera, we offer for sale a shop of about 45 m<sup>2</sup> with a mezzanine. The property consists of a large reception area, an accessory room at the back with two bathrooms and an internal staircase leading to the mezzanine. Low condominium expenses. Excellent investment opportunity thanks to the strategic location, a few steps from offices, schools and a strong pedestrian walkway, which guarantees high profitability. Ref. 5013

### Main features

<b>Property type</b>	Locale commerciale Bar
<b>Building type</b>	Condominiale
<b>Surface</b>	111
<b>Premises/Rooms</b>	1
<b>Bedrooms</b>	0
<b>Bathrooms</b>	0
<b>Flat</b>	0
<b>Lift</b>	No
<b>Parking space/Garage</b>	No

### Expenses

<b>Property price</b>	225.000 €
<b>Condominium expenses</b>	25 €

### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	O
<b>Heating</b>	autonomo
<b>Energy class</b>	G
<b>IPE index</b>	152kWh/mq
<b>Rateable value</b>	1.063 €

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	0 m
<b>Railway station</b>	500 m
<b>Shops</b>	0 m
<b>Highway toll booth</b>	0 m
<b>Bus stop</b>	0 m

