

Building in Barcelona-El Poble Sec

Building for sale in Poble Sec. Ground Floor + 1 floor with possibility to build 1 more.

With an area of 495m², the building currently has two entities. On the ground floor there is a Restaurant of 330m² with rental contract of 1650€/month of 7 years. The main floor consists of a flat of 180m² with the possibility of dividing in two. The Flat is not rented. There is the possibility of expanding the building with an upper floor of 75m² (PB + 2) with one flat. The ground floor unit (Restaurant) could be transformed into two large floors with backyard.

It is located in the heart of the neighborhood of Poble Sec, neighborhood that is fashionable and experiencing a growing demand. Located just a few blocks from Avenida Paral·lel where we find all kinds of shops, services and leisure, as well as many public transport connections (Bus) and Poble Sec metro stop (L3).

For sale at 950,000€ in the current situation, with the renter of the restaurant or at 1,100,000€ empty of tenants. 3% fee to be paid by the buyer.

For more information, please contact us,

Reference	BB0463B
Type	Building
City	Barcelona
District	El Poble Sec
Address	Not available
Size	495,00m ²
Status	
Price	950.000€
Price/m ²	1.919,19€
Cold monthly rent	1.650,00€
Cold annual rent	19.800,00€
Yield	2,08%
Factor	47,98
Created in	June 2017
Year of construction	1900
Emission class	Being processed
Energy certificate	Being processed



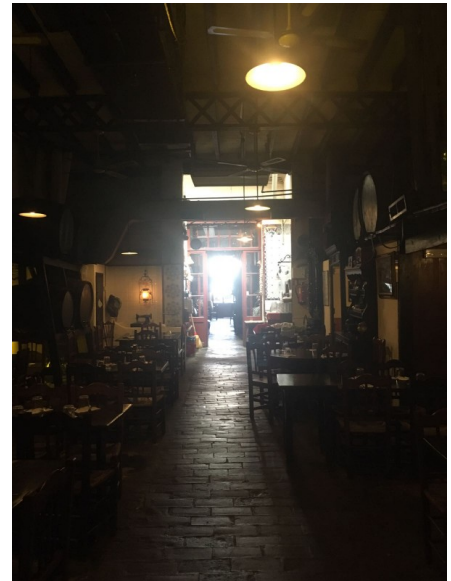
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