

## Building in Barcelona-Sants

Building located in the Sants neighborhood, in very commercial area near the industrial park of Spain, the Plaza de Sants and Calle de Sants. Well connected with public transport (metro and bus), near Sants station (train). It has an area of 424m2 distributed on ground floor + 3 floors, with a local on the ground floor and three houses (one per floor), with the Technical Inspection of Buildings (ITE) done.

Rented with a current yield of 4%. The annual expenses of the entire property at the owner's expense are € 1,049.28 from IBI and € 80.79 from common services.

Price: 725,000€

Reference	BB0466B
Type	Building
City	Barcelona
District	Sants
Address	Not available
Size	424,00m2
Status	
<b>Price</b>	<b>725.000€</b>
Price/m2	1.709,91€
Cold monthly rent	2.400,00€
Cold annual rent	28.800,00€
Yield	3,97%
Factor	25,17
Created in	July 2017
Year of construction	1878
Emission class	Being processed
Energy certificate	Being processed

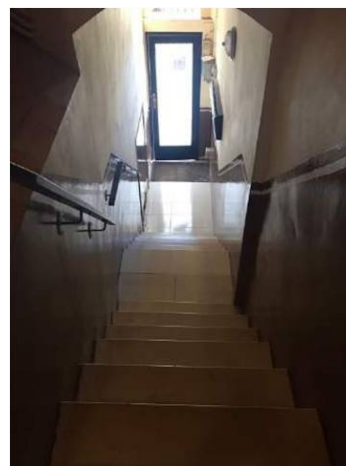


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DEPARTAMENTO	USO	SUPERFICIE (M2)	SITUACIÓN ARRENDATICIA	RENTA	CADUCIDAD	OBSERVACIONES
Bajos	LOCAL	82 + 65 altillo	ATÉRMINO	576,11 €	01/02/2013	Tácita reconducción año a año
1r piso	VIVIENDA	70 + 35 terraza	ATÉRMINO	700,00 €	30/06/2017	No habrá renovación. Se quedará vacío el 30 junio 2017.
2º piso	VIVIENDA	70	ATÉRMINO	550,00 €	28/02/2013	Tácita reconducción año a año. Bonificación de 50eur.
3r piso	VIVIENDA	70	ATÉRMINO	575,00 €	28/02/2018	Bonificación de 25eur hasta febrero 2018.

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