

**for sale in Gorizia**  
**Centro storico**  
**€ 950.000**  
**Ref. RC3561**



**730 sq.m. | : 7 | : 12 | : 25**

Renovated period building for rental income – investment with 6% yield. In the heart of Gorizia, centrally located on Corso Italia, we offer for sale a completely renovated period building, served by an elevator and spread over 6 floors above ground plus a basement, for a total retail space of approximately 730 sq m.

The building is made up of 5 units, all currently rented and in perfect condition:

Ground floor commercial space of approximately 100 m<sup>2</sup>; 3 offices of approximately 140 m<sup>2</sup> each; Panoramic penthouse on two levels with a terrace, approximately 198 m<sup>2</sup> in size, equipped with a private internal lift; All units feature:

Independent heating. Excellent state of repair. Functional systems. The building is entirely rented, with a demonstrable annual income of 6%, making it an ideal solution for an income-generating investment.

Additional features:

Renovated building, elevator available, simplified management (no condominium administrator), block sale of the entire property.

For more information and details on profitability, contact the agency.

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## Certification

: F **EPgInr:** 156.94 kwh/□

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## Features

Codice: RC3561 **Motivazione:** Sale

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CAP: 34170 **Comune:** Gorizia

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Zona: Centro storico **Totale\_mq:** 730 sq.m.

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camere: 12 **bagni:** 7

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Locali: 25

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