



via augusta 26

BARCELONA

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Barcelona



## ZONE DESCRIPTION

Premises located in Sant Gervasi, very close to Avenida Diagonal, one of the main axes of the city of Barcelona. Commercial premises of a total of 358m<sup>2</sup>, distributed in a ground floor at street level of 144 m<sup>2</sup>, a basement of 79 m<sup>2</sup> and a mezzanine of 41 m<sup>2</sup>.

The property is located in an unbeatable area, as it is very close to Travessera de Gràcia, one of the most commercial streets in the city of Barcelona. It is a perfect opportunity, the area has a lot of gastronomic and commercial offer and is surrounded by offices, making it a very busy location.

Location with easy access to public transport.



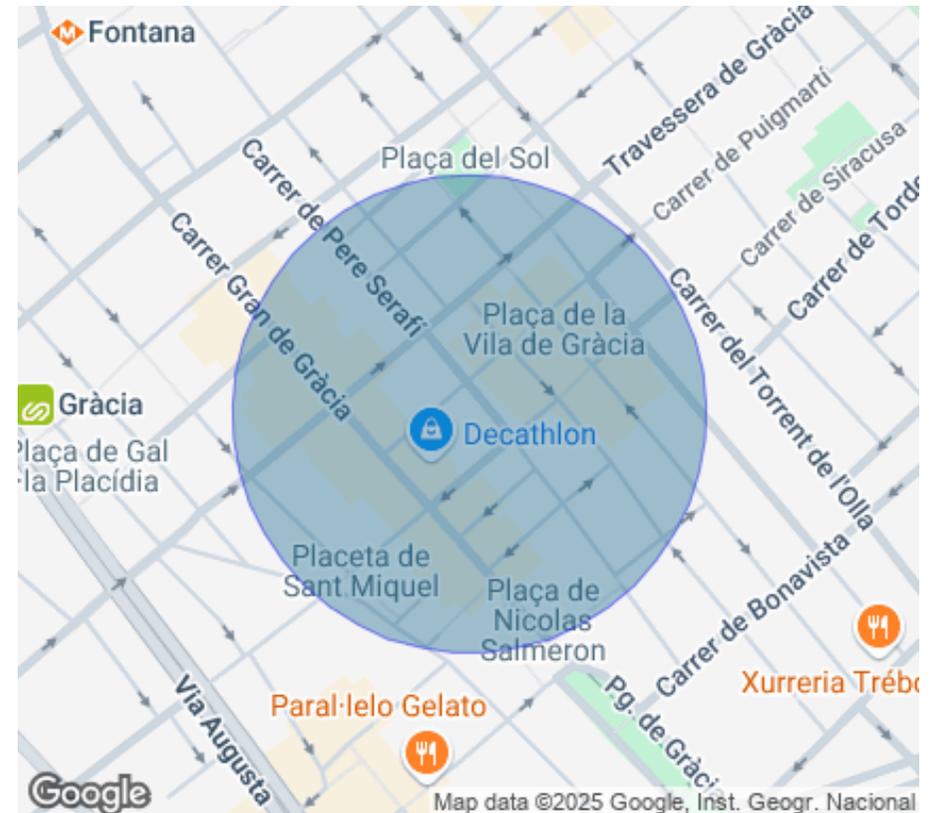
## PROPERTY DESCRIPTION

CURRENT TENANT	NO TENANT
STORE	SURFACE m <sup>2</sup>
Ground floor	144 m <sup>2</sup>
Basement	79 m <sup>2</sup>
Other surfaces	135 m <sup>2</sup>
<b>TOTAL</b>	<b>358 m<sup>2</sup></b>



## ECONOMICS INFORMATION

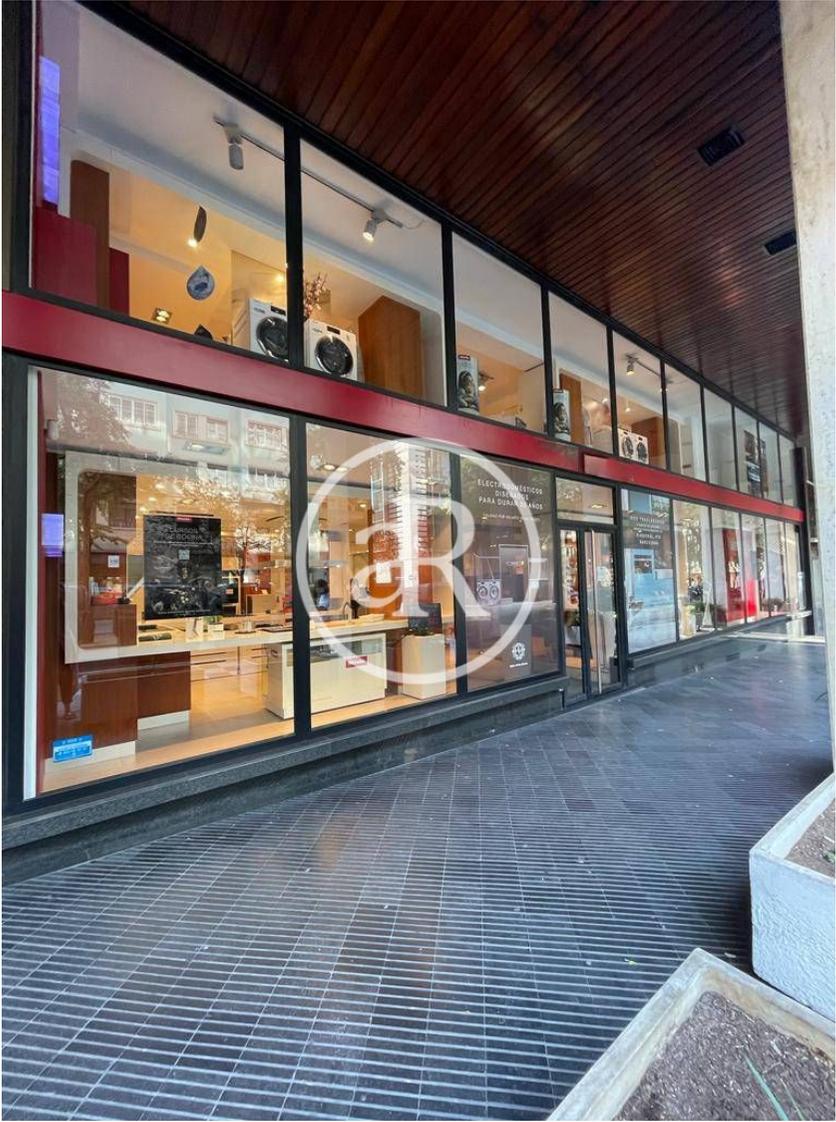
Asking price	€ 2,400,000 + taxes
Professional Fees	5% of the final purchase-sale price + taxes



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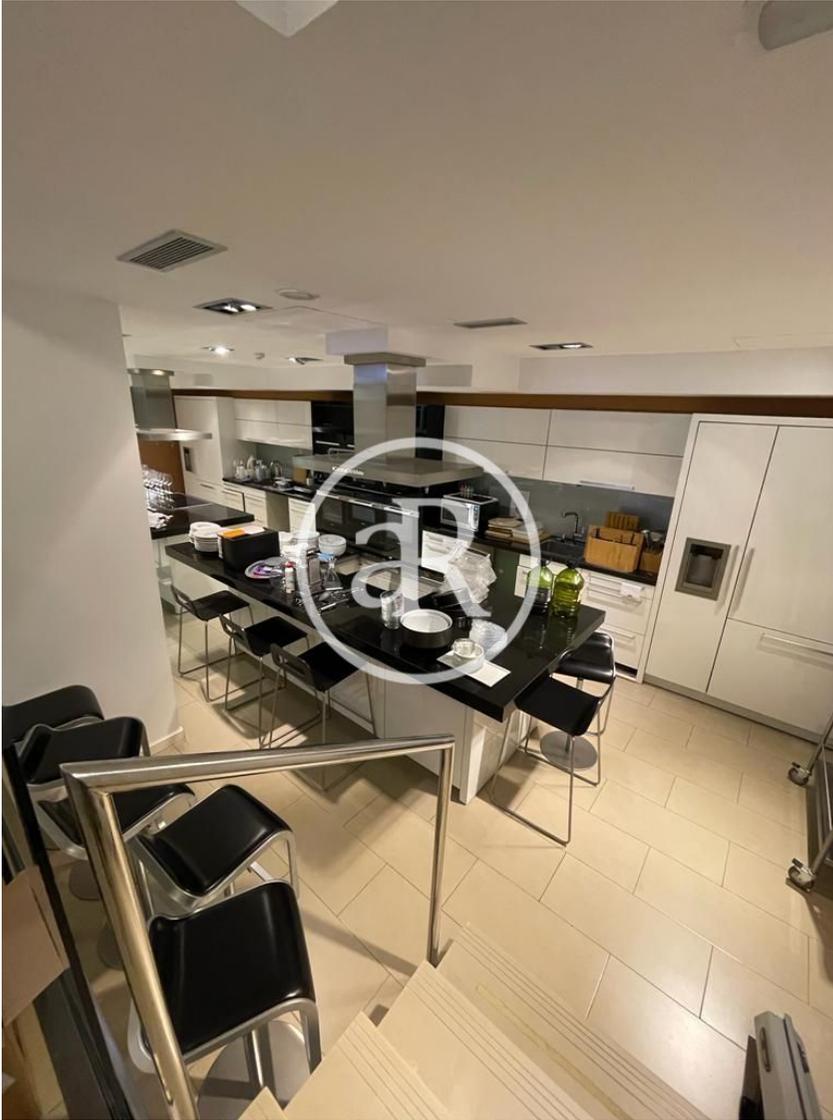
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