

Milano – Montenero

## Store with two windows on Monte Nero Avenue

Property ID: IT252941887



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**PURCHASE PRICE: 840.000 EUR**

Property ID: IT252941887 - 20135 Milano – Montenero

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## At a glance

Property ID	IT252941887	Purchase Price	840.000 EUR
Bathrooms	3	Commission	Subject to commission
Year of construction	1920	Total Space	ca. 159 m <sup>2</sup>

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	15.01.2022	Final Energy Demand	69.25 kWh/m <sup>2</sup> a
		Energy efficiency class	G



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## A first impression

Commercial premises for sale in Milan, located in the prestigious Monte Nero area, right next to Porta Romana. This exceptional property represents a unique investment opportunity. Currently leased with a 6+6 contract, with first expiration 30/06/2023 and second expiration 30/06/2029. The annual rent amounts to € 43,670.00 plus € 4,000.00 condominium expenses. The store is in excellent condition, thanks to a recent and complete renovation, offering buyers a modern environment while maintaining the historic charm of the building. Equipped with two street windows, three bathrooms, a large storage room in the basement and a spacious cellar, the property is perfect for meeting various commercial needs. Don't miss the opportunity to invest in a real estate asset of great value and potential.

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## All about the location

25 Monte Nero Avenue, a short walk from Medaglie D'oro/Porta Romana Square.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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