

## Commercial Property for Sale to Viareggio Area: Lungomare



### 200 square meters | Bathrooms: 3 | Rooms: 4

Leonardo Real Estate Agency offers for sale just 200 meters from the sea in a splendid commercial location with high traffic, a large commercial space that can be used both as a shop, office and medical practice given the large size and width of the rooms, which can be divided and organized in different ways.

The current state of the premises is free upon deed, which means that it is not occupied by any tenant and can be purchased immediately.

It is located on the ground floor of a three-story building, making it easily accessible and visible to potential customers. With a total area of over 200 square meters, spacious and with ample space to carry out various commercial activities.

It has four rooms, which can be used as offices, shops or showrooms, depending on the needs of the new owner. The bathrooms, numbering three, are well distributed within the premises to ensure maximum comfort for employees and customers.

Furthermore, thanks to the two windows overlooking the street, the place enjoys excellent visibility and brightness, attracting the attention of people walking by. The strategic position and the large size of this place make it perfect for those who want to start a new business or expand your existing one.

Do not hesitate to contact us for more information and to visit this interesting commercial space, your new investment in Viareggio is waiting for you.

Ref. V341

[www.immobiliare-leonardo.it](http://www.immobiliare-leonardo.it)

Do you want more information?  
Do you want to evaluate other real estate offers?  
Do you have to sell your property?

Contact us on 0584961129 or 3756339708

Or come and visit us at our headquarters in Viareggio in Corso Garibaldi, 170

The proposed address may be nearby for privacy reasons

## Certifications

**Energy Class:** **EPI: 245 kwh/m²**

## Property details

<b>Code:</b> V341	<b>Reason:</b> Sale
<b>Type:</b> Commercial Property	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Lungomare	<b>Price:</b> € 430.000
<b>Total Square Meters:</b> 200 square meters	<b>Bathrooms:</b> 3
<b>Rooms:</b> 4	: 2

## Features

Air-Conditioned	ADSL Coverage	Alarm
Bath: By Law		

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			





