Albate – Como (CO)

Industrial and tertiary building located in Como in Albate For sale

Property ID: IT262942926



PURCHASE PRICE: 1.600.000 EUR

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At a glance

Property ID	IT262942926	Purchase Price	1.600.000 EUR
Year of construction	1954	Total Space	ca. 1250 m²
Type of parking	24 x Other		

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Energy Data

Type of heating	Single-storey heating system

Energy Certificate	Energy demand certificate
Final Energy Demand	167.94 kWh/m²a
Energy efficiency class	F

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The property





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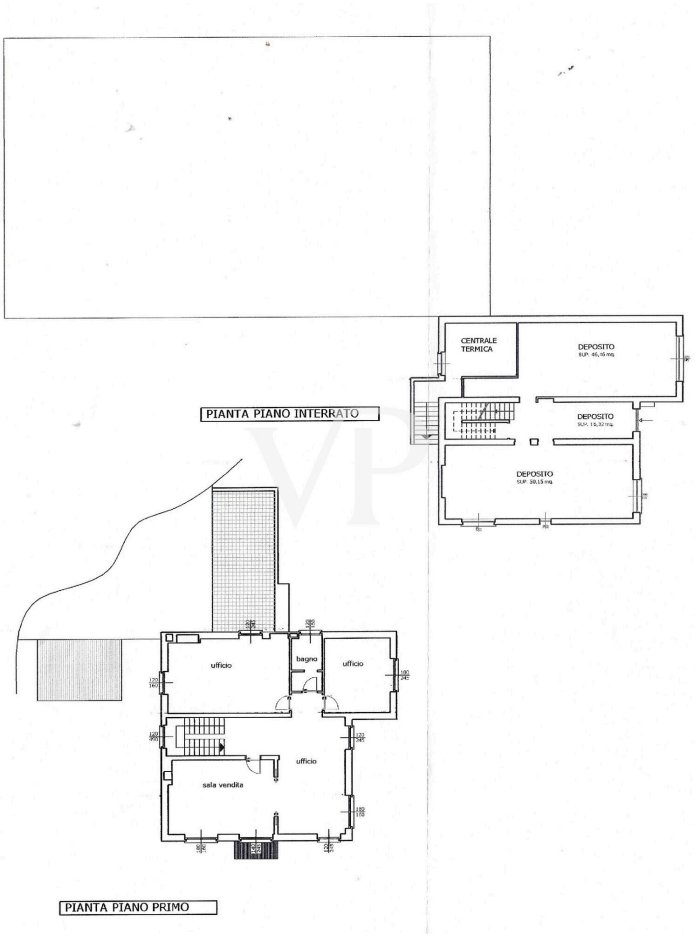
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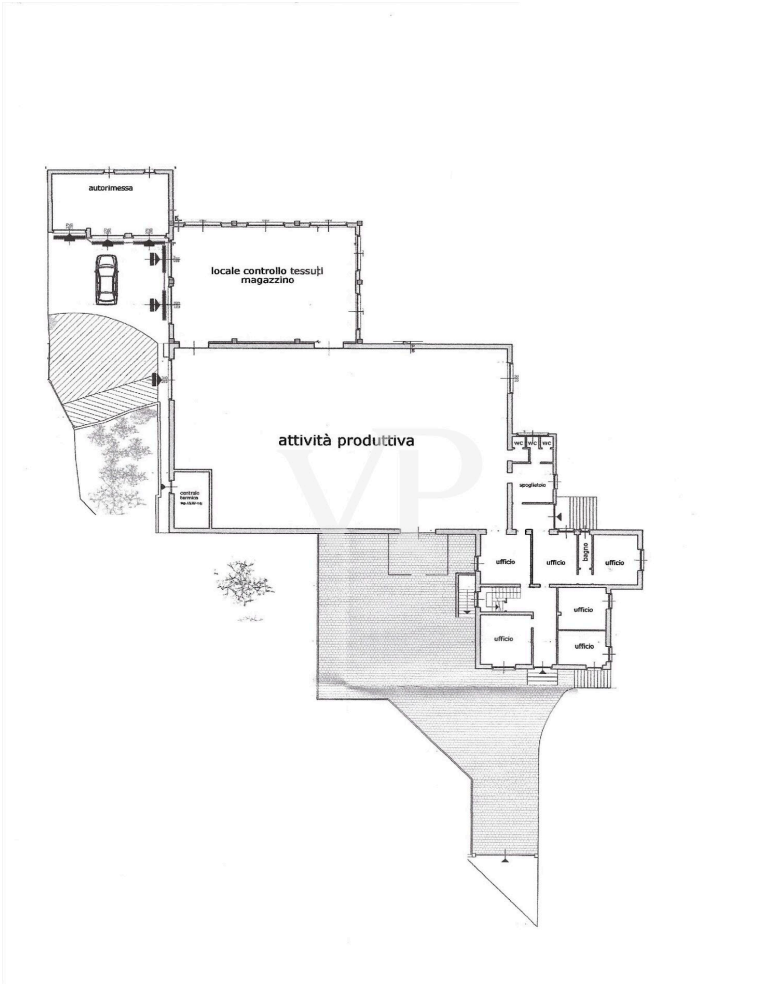
The property

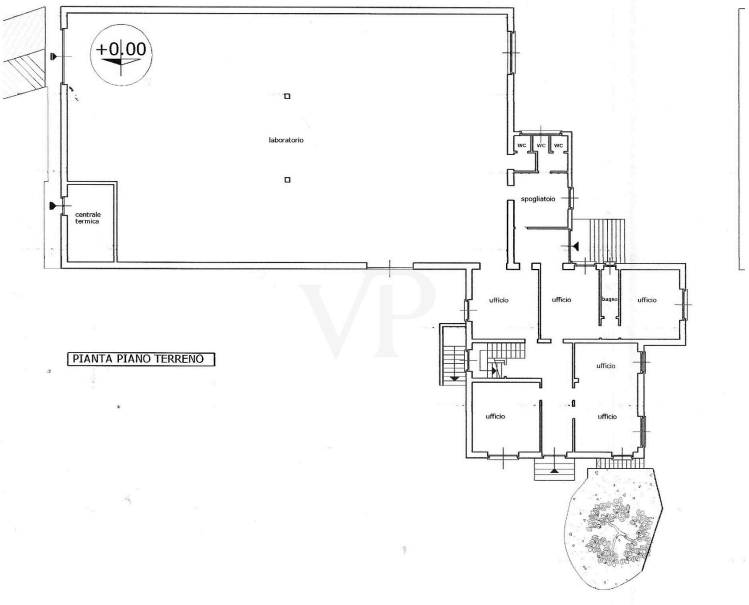


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Floor plans




autorimessa
locale controllo tessuti
magazzino
attività produttiva
spogliatoio
ufficio
ufficio
bagno
ufficio
ufficio
ufficio
ufficio


+0.00
laboratorio
centrale termica
spogliatoio
ufficio
ufficio
ufficio
ufficio
ufficio
ufficio
PIANTA PIANO TERRENO

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Building for industrial and tertiary use, currently used as a factory, developed on one level for an area of about 522 square meters, with an internal height of 6 meters. The property is completed by an adjacent warehouse of about 160 sq m and dressing rooms for about 36 sq m.

There is also a detached office building on two levels above ground plus a basement, with a total area of about 442 sq m, distributed as follows:

Ground floor: main entrance, six rooms for office use, one bathroom, direct access to the laboratory, dressing area with three bathrooms and second entrance from the outside yard.
First floor: reached by an internal staircase, it houses a bright sales room, a large office overlooking a terrace of about 32 sq m connected by an external staircase to the garden, as well as two other offices and a bathroom.
Basement floor: three rooms for storage/archive use, one of which has a direct exit to the fully paved yard.

The property also includes parking spaces, a plot of about 2,950 sqm and a garage of about 52.7 sqm.

The property is in good condition, is free immediately and lends itself to be customized according to the needs of the buyer.

Ideal solution also for real estate operators interested in a possible change of use to residential, thanks to the significant building volume.

The building is located in a central but reserved position, well served by public transport with easy connections to Como and Cantù. Kindergarten and elementary school are in the immediate vicinity; the center of Como can be reached in about 5 minutes by car, while Sant'Anna Hospital is about 6.3 km away.

The strategic location also ensures quick access to major highways in the direction of Como, Milan and Lugano. Milan Malpensa International Airport is about 50 km away.

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Details of amenities

Locker room
Parking spaces
Terrace
Garden
Electric driveway gate
Independent heating
Alarm

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All about the location

The building is located in a central but private location, well served by public transportation that allows quick connections to Como and the city of Cantù, home to high schools and numerous services.

A kindergarten and elementary school are located in the immediate vicinity; the center of Como can be reached in just 5 minutes by car, while Sant'Anna Hospital is about 6.3 km away.

The strategic location also ensures quick and convenient access to the main highways in the direction of Como, Milan and Lugano. Milan Malpensa International Airport is about 50 km away.

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Contact partner

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