Busto Arsizio – Istituto Penitenziario

Entire building for sale in Busto Arsizio

Property ID: IT262943383



PURCHASE PRICE: 1.300.000 EUR • ROOMS: 10

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At a glance

Property ID	IT262943383
Rooms	10
Bathrooms	5
Year of construction	1935
Type of parking	3 x Other

Purchase Price	1.300.000 EUR
Office/Professional practice	Office building
Total Space	ca. 950 m²
Condition of property	Well-maintained
Usable Space	ca. 860 m²

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Liquefied gas
Energy certificate valid until	19.04.2034

Energy Certificate	Energy demand certificate
Final Energy Demand	658.56 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1935

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The property





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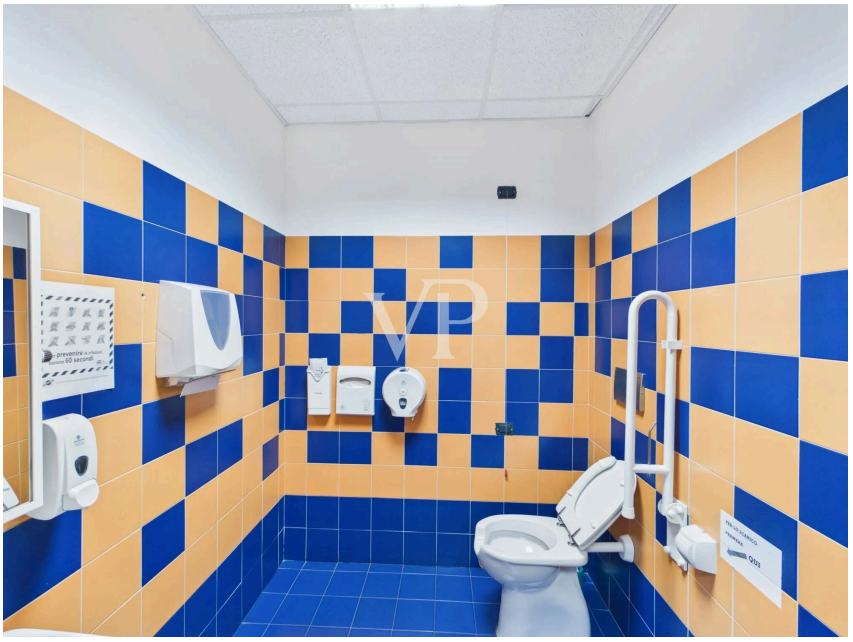
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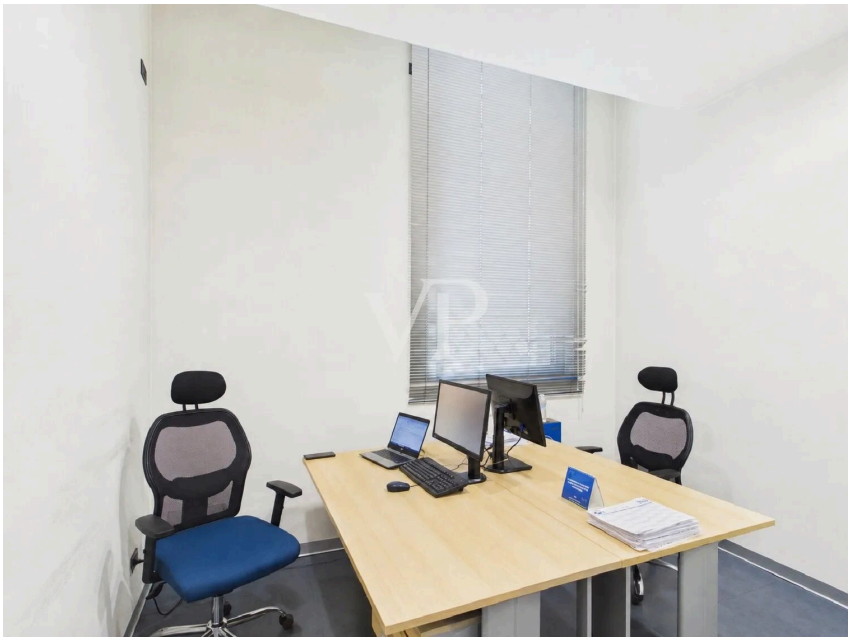
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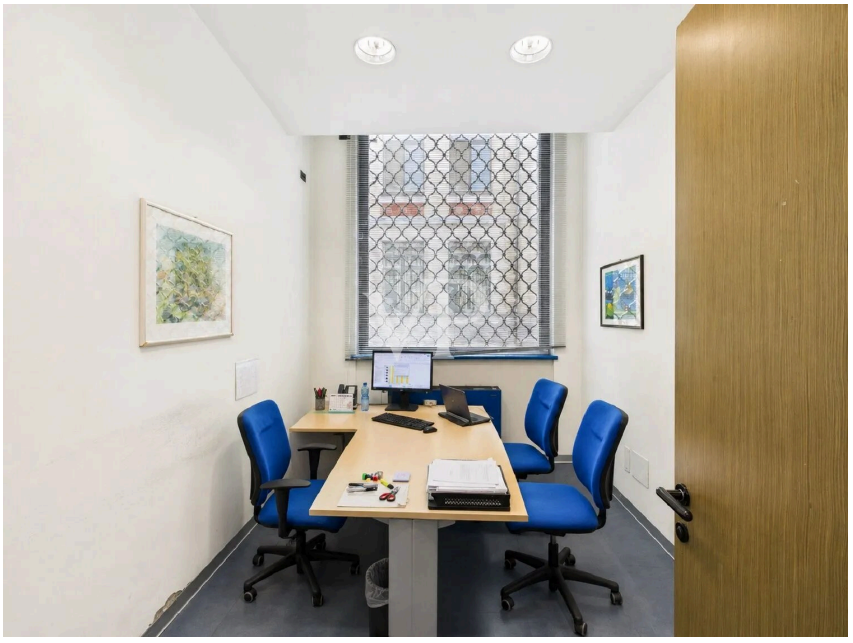




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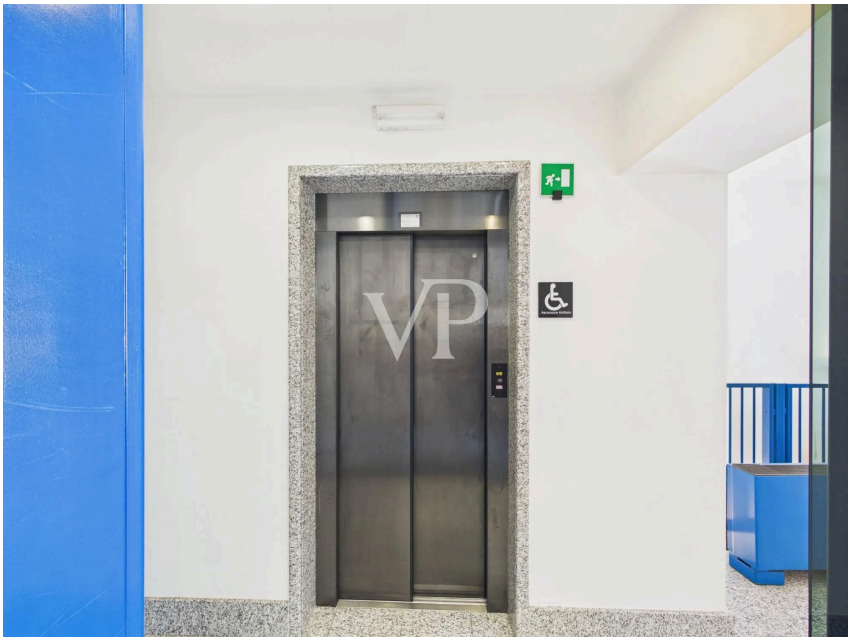
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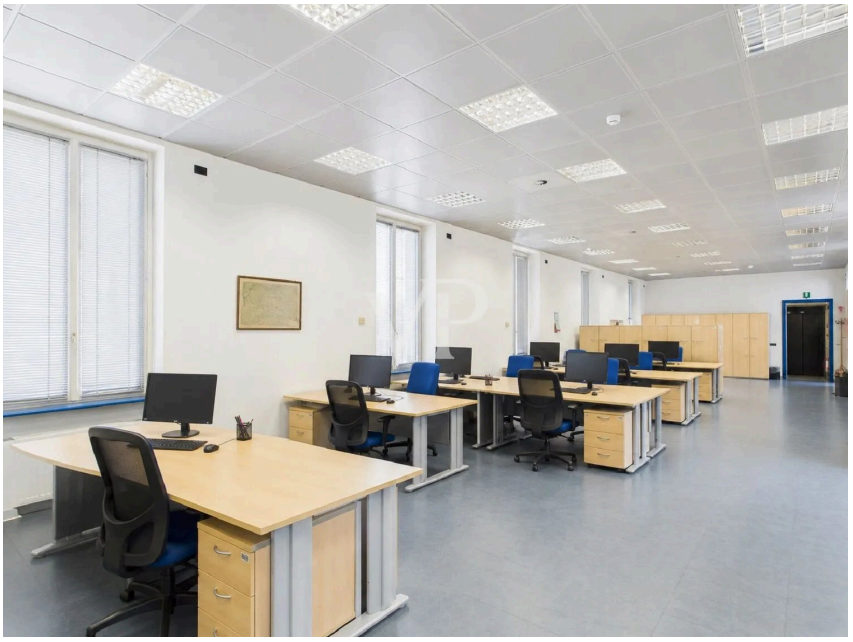
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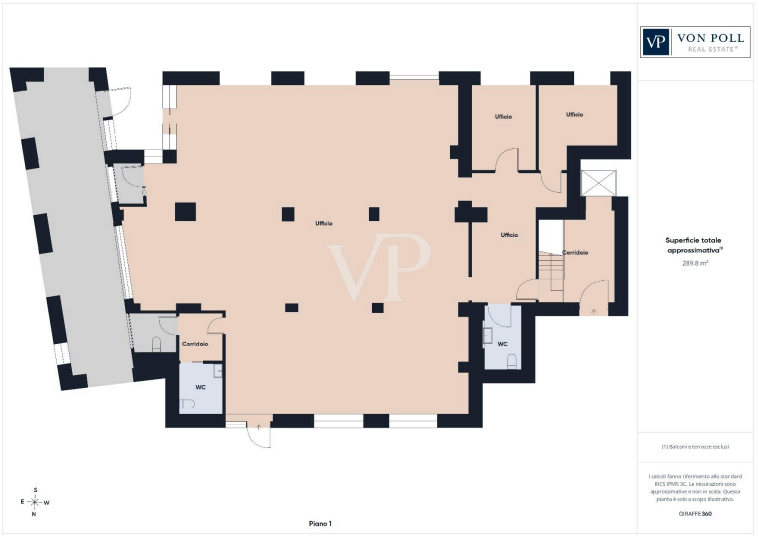
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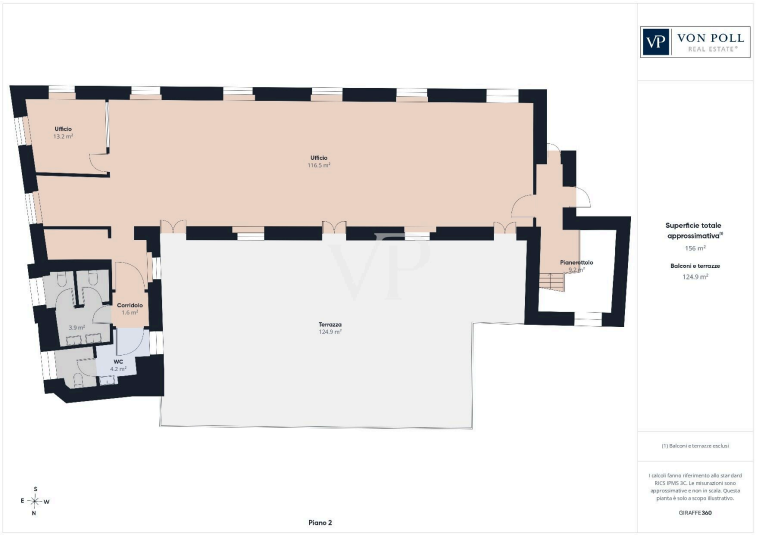


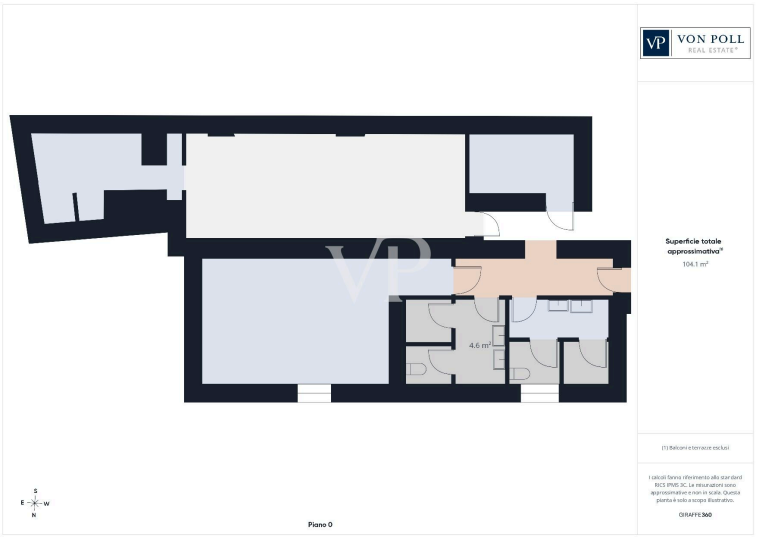


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Floor plans







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

Strategically located a short distance from the center of Busto Arsizio and major transportation links, VON POLL REAL ESTATE is offering for sale an entire standalone office building, situated at Via Giosuè Carducci 4.

This property is of interest to investors, banks, corporations, institutions, insurance companies, and professional firms seeking a prestigious, versatile property with attractive potential for appreciation.

The building spans multiple levels and features a layout suited to a wide range of operational and organizational needs.
• Ground floor: a spacious open-concept area, currently used for activities open to the public, ideal for reception, front office, and customer service functions.
• First floor: executive offices, service areas, and a terrace of approximately 130 square meters, providing added value for business activities, relaxation areas, or multifunctional spaces.
• Basement: archive rooms, technical rooms, and utility areas, designed to support the management and organization of operations.
The property includes a private courtyard with parking for approximately three cars.

The building is in good condition and features recently replaced heating and air conditioning systems.

The property lends itself to various uses, ranging from establishing a corporate or institutional headquarters to serving as a real estate investment, with the possibility of redesigning the spaces to meet the buyer's needs.

A change in designated use is also conceivable, subject to evaluation based on the proposed project, current zoning regulations, and the necessary permits.

The property is currently leased to the Italian Revenue Agency – Collection Division, with a lease expiring in January 2027.

For more information and to schedule a private viewing, please contact our office.

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Details of amenities

- Detached building for executive use
- Internal elevator connecting the various levels of the building
- Spacious open-plan office on the ground floor with direct public access
- Executive offices and service areas on the first floor
- A beautiful terrace of approximately 130 square meters on the first floor
- Archive rooms in the basement
- Dedicated utility rooms
- Numerous restrooms distributed across the various levels
- Private inner courtyard with approximately 3 parking spaces
- Recently renovated heating and air conditioning systems
- Property in good overall condition
- Property already set up for institutional and front-office activities
- Highly suitable for banking, insurance, and executive use
- Functional access points and a rational internal layout across multiple levels
- Currently leased to a public entity through January 2027
- Central and strategic location with excellent access to amenities

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All about the location

Via Giosuè Carducci in Busto Arsizio is located in one of the city's most central, well-established, and strategic areas, characterized by a high concentration of services, offices, and professional businesses.

The location ensures maximum accessibility and visibility, as it is a short distance from the city center and the main urban and suburban transportation routes. In particular, the property benefits from its proximity to major transportation infrastructure, including the train station (with lines to Milan, Varese, and Malpensa) and highway connections to the Milan–Varese and Milan–Malpensa corridors.

The urban area is well-served by retail establishments, banks, public offices, and personal services, making the area particularly well-suited to host corporate headquarters, financial institutions, and professional firms that require a central, functional, and prestigious location.

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Contact partner

For further information, please contact your contact person:

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