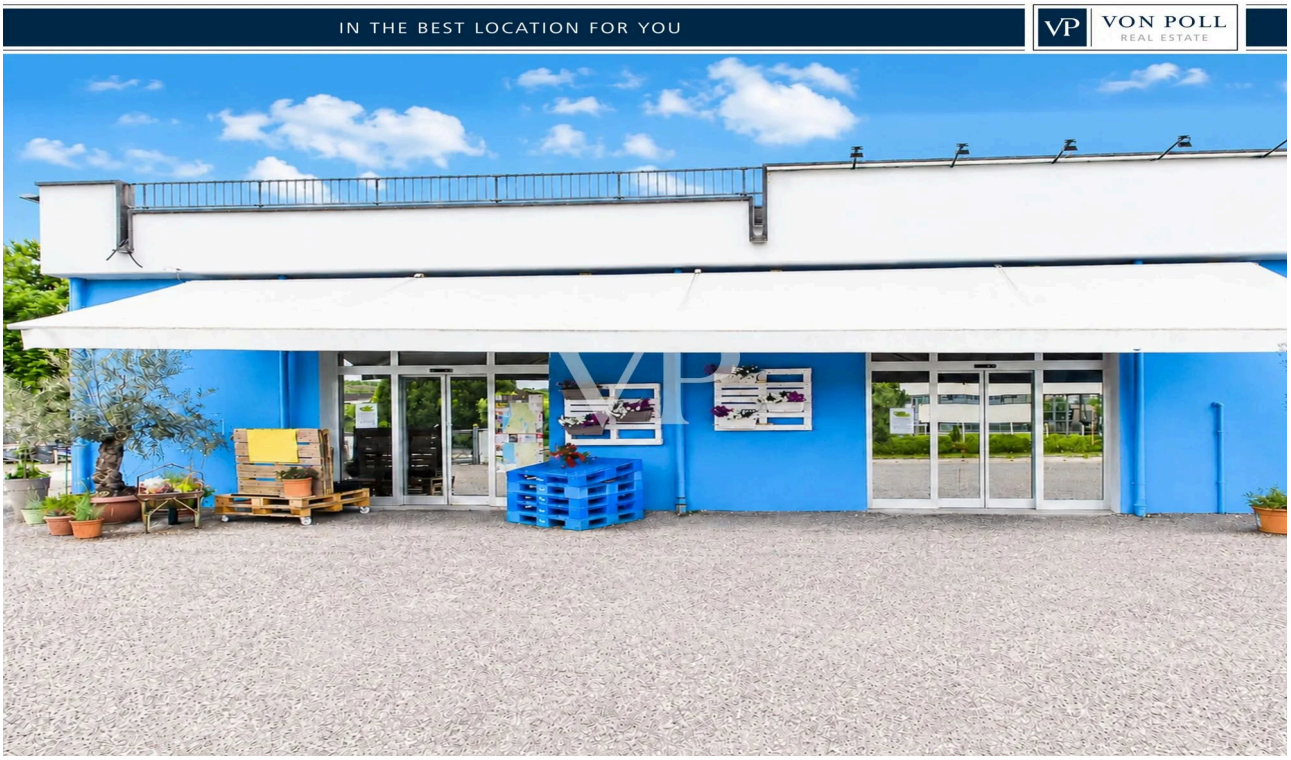
Lazise

# Renovated commercial warehouse with a large open area

*Property ID: IT262943489*




PURCHASE PRICE: 497.000 EUR • ROOMS: 4

Property ID: IT262943489 - 37017 Lazise


- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT262943489 - 37017 Lazise

# At a glance

| | |
|---|---|
| Property ID | IT262943489 |
| Rooms | 4 |
| Bathrooms | 3 |
| Year of construction | 2002 |

| | |
|---|---|
| Purchase Price | 497.000 EUR |
| Halls/Warehouses/Production facilities | Warehouse |
| Total Space | ca. 600 m² |
| Condition of property | Modernised |
| Usable Space | ca. 300 m² |

Property ID: IT262943489 - 37017 Lazise

# Energy Data

| | |
|---|---|
| Type of heating | Single-storey heating system |
| Energy Source | Gas |
| Energy certificate valid until | 02.05.2027 |

| | |
|---|---|
| Energy Certificate | Energy demand certificate |
| Final Energy Demand | 48.76 kWh/m²a |
| Energy efficiency class | C |
| Year of construction according to energy certificate | 2002 |

Property ID: IT262943489 - 37017 Lazise

# The property





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# The property





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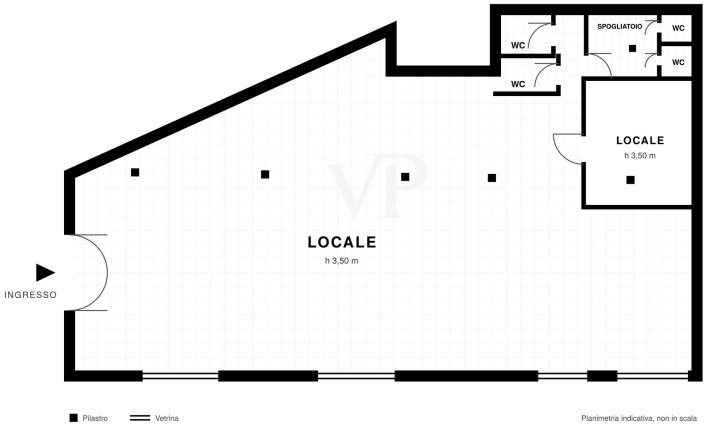
# The property



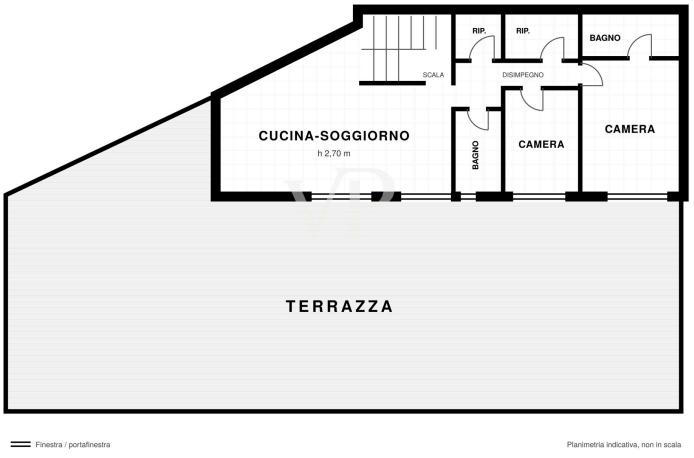
Property ID: IT262943489 - 37017 Lazise

# Floor plans

## PIANO TERRA




## PIANO PRIMO




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.

Property ID: IT262943489 - 37017 Lazise

# A first impression

On the ground floor, we are offering a street-facing commercial warehouse located in a high-traffic area with excellent visibility.
The property has a commercial area of approximately 340 square meters, with a ceiling height of 4 meters and large windows that ensure plenty of natural light.
Open on three sides, it also features approximately 1,000 square meters of outdoor space, ideal for parking, maneuvering, and loading/unloading.
The warehouse was completely renovated in 2025 and is equipped with a heating and cooling system, insulated false walls, quartz flooring, a motorized steel overhead door, and an automatic entrance with a photoelectric sensor.

There is the option to purchase separately—on the first floor and not included in the price—an apartment of approximately 90 square meters consisting of a living room with kitchen, one master bedroom, one single bedroom, two bathrooms, and two storage closets. The apartment is complemented by a spectacular terrace of approximately 240 square meters.

Further information and details are available upon request.

Property ID: IT262943489 - 37017 Lazise

# Details of amenities

- air conditioning system cold / hot
- renovated bathrooms
- dressing room
- insulated counter walls
- quartz floor
- motorized steel overhead door
-entrance with photocell

Property ID: IT262943489 - 37017 Lazise

# All about the location

For sale in Lazise, Via Verona 66, we offer a commercial and artisanal warehouse located in one of the most strategic positions of Lake Garda. The property is located directly on the main road that ensures maximum visibility.

The location also ensures logistical accessibility, facilitating the entry and maneuvering of vehicles.

Property ID: IT262943489 - 37017 Lazise

# Contact partner

For further information, please contact your contact person:

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