

Commercial Property for sale in Castelnuovo Parano

€ 1.000.000

Ref. AC99-149-1703



1.100 sq.m. | Bathrooms: 4

"Commercial-office-residential building"

The building we are offering for sale, located along State Road 630 at km 15 of Castelnuovo Parano (FR), offers a rare and valuable opportunity for those seeking a highly visible commercial or multipurpose space. Already recognizable thanks to its location on a high-traffic stretch of road-between the main arteries connecting Cassino and the coastal area-it benefits from accessibility and visibility that make it immediately identifiable and easily accessible.

These features make it ideal for a commercial business, showroom, warehouse, logistics or as an operational headquarters for a company that wants to make a name for itself.

Furthermore, with regulatory adjustments it can be converted into a social-receptive facility such as a home / hotel for the elderly, etc.

The building extends over three levels, with a total floor area of approximately 1,100 square meters: a spacious structure, whose dimensions offer great flexibility of use. Spaces already designed to house a furniture store/showroom demonstrate that the internal layout is designed to accommodate displays, spare parts, storage, or work areas. However, there's nothing stopping the spaces from being remodeled to adapt them to new uses-from retail spaces, to offices, warehouses, or even multipurpose spaces.

What makes the property particularly attractive is also the large parking lot: an increasingly rare feature, especially in

busy and busy road contexts, which guarantees convenience and practicality for both visitors and any suppliers or customers with vehicles.

This feature contributes significantly to the commercial value: a building with ample parking has a competitive advantage over many other similar structures, simplifying access and increasing usability.

Additionally, the property is located in an area that, while not in a densely populated urban center, benefits from good traffic thanks to the SS 630 highway and its visibility from the road. For a buyer or entrepreneur seeking a local landmark-perhaps with the intention of consolidating or relaunching a commercial, logistics, distribution, or service business-this building represents an excellent starting point: its location, size, and multi-story layout offer substantial scope for customizing the spaces to meet specific needs.

Finally, the property's history as a retail business means that much of the infrastructure-access, internal layout, visibility, parking-has already been tested and is functioning properly, greatly reducing the initial adaptation costs for a new occupant.

Even for those wishing to maintain a similar function (shop, showroom, warehouse) or convert it to something different, the structure lends itself as an excellent investment, capable of rapidly increasing in value.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

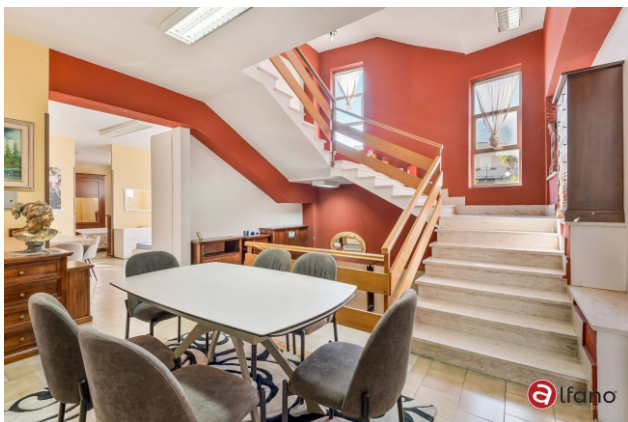
Features

Code: AC99-149-1703	Reason: Sale
Categoria: Commercial Property	Address: ss 630 km 15
Zip Code: 3040	Municipality: Castelnuovo Parano
Total Square Meters: 1.100 sq.m.	Bathrooms: 4
State of Preservation: Excellent	Heating: Central Heating
Cooler	Air-Conditioned
Antifire	ADSL Coverage
Fastweb 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	





Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>
VAT 02679640603

