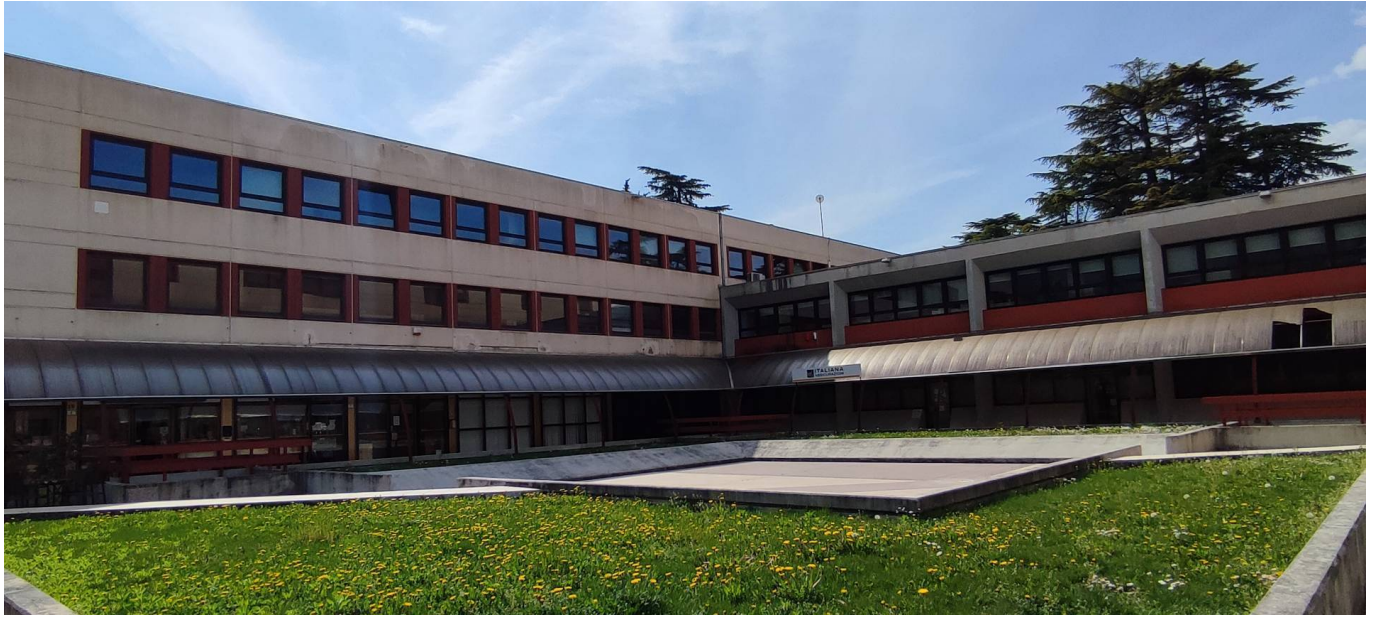


Study/Office for sale in Gemona del Friuli

Gemona

€ 125.000

Code Gemona ufficio



240 m2 | Bathrooms: 2 | Rooms: 5

In the center of Gemona del Friuli, on Via Julia, we offer for sale a first-floor property located within an office complex.

The property stands out for its highly functional internal layout, with various office spaces, open-plan areas, and utility rooms, making it ideal for both professional businesses and those seeking a solution that can be customized to their operational needs. It features a double entrance with security doors and an elevator. Easy parking is available outside the business center.

The property includes two garages and a warehouse in the basement, elements that represent concrete added value from both an operational and investment perspective.

The property is located in a well-established urban area, easily accessible and well-connected, making it suitable for professional offices, corporate offices, and co-working spaces. It's an exciting opportunity for those seeking a versatile space with significant square footage and real development potential.

In collaboration with Grimaldi Agency

Certifications

Energy Class: E

EP glnr: 179.73 kwh/□

Characteristics

Code: Gemona ufficio

Reason: Sale

Categoria: Study/Office

Address: Via Julia, 23/1

Municipality: Gemona del Friuli

Zona: Gemona

Total Square Meters: 240 m2

Bathrooms: 2

Rooms: 5

State of Preservation: To Be Cleaned

Number of covered parking spaces: 2

Heating: Heating

Cellar: Present

Use Investment

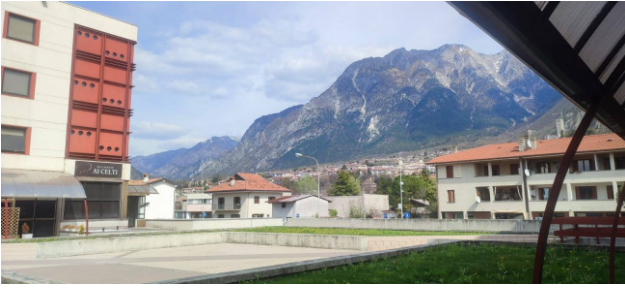
Nearby

Railway Station

Public Transport

Cafe

Shopping Centers





PIANO PRIMO
SCALA 1:100 FORMATO A3

Andrea
Oliva &
PARTNERS