

**3 showcase for sale in Gorizia**  
**Centro storico**  
**€ 125.000**  
**Code Gorizia Carducci locale commerciale**



**191 m2 | Bathrooms: 2 | Rooms: 2**

In the heart of Gorizia, we offer for sale a spacious commercial space featuring excellent visibility thanks to its large street-facing windows. The windows at both the front and rear provide plenty of natural light.

The property is spread over two levels: a large, bright, and easily adjustable open space on the ground floor, ideal for public-facing activities, and an internally connected basement, perfect for storage, warehouse, or operational space.

The internal layout is functional and versatile, with the presence of toilets and accessory rooms, making the solution suitable for various types of commercial or professional activities.

Located in a prestigious urban setting, the property represents an interesting opportunity for those seeking a representative space to customize according to their needs.

In collaboration with Grimaldi Agency

## Certifications

Energy Class: E

EP glnr: 37.80 kwh/□

## Characteristics

Code: Gorizia Carducci locale commerciale

Reason: Sale

Categoria: 3 showcase

Address: Via Giosuè Carducci, 12

Municipality: Gorizia

Zona: Centro storico

Total Square Meters: 191 m2

Bathrooms: 2

Rooms: 2

State of Preservation: Good

Number Of Windows: 3

Heating: Heating

Use Investment

## Nearby

Bike Lanes

Public Transport

Elementary Schools

Cafe

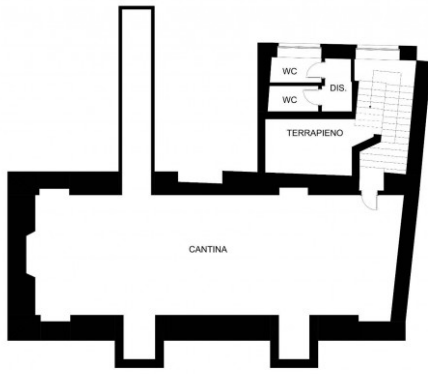
Post Offices

Municipal Offices



PIANO TERRA  
SCALA 1:50 FORMATO A2

Andrea  
Oliva &  
PARTNERS



PIANO SOTTOSTRADA  
SCALA 1:50 FORMATO A2

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