



## LT315 - Trieste

### COMMERCIAL PROPERTY FOR SALE

Sq.m <sup>142</sup>

Rooms <sup>3</sup>

City: Trieste

Area: opicina

Price € 299.000

### FEATURES

Year	Interior	Parkings	Elev.	Heating	Terraces
<b>1900</b>	<b>Excellent</b>	<b>No</b>	<b>Yes</b>	<b>Autonomous</b>	<b>No</b>

### Composition

Rooms: 3, Box Absent

### Description

**STRENGTHS:** Excellent location - area of strong vehicular/pedestrian traffic - Excellent condition - Shop windows and outdoor space - Lift/elevator - area in the centre of Opicina (plateau)

**CHARACTERISTICS:** Ref.LT315 Opicina in an excellent location with strong vehicular and pedestrian traffic. Local in excellent condition on three levels recently renovated with choice of high quality finishes. In the basement there is a large warehouse of approx.38sqm, on the ground floor there is a sales room with three windows and an external display area, and a further attic sales area on the upper floor. Lift suitable for disabled people, goods lift for sales items. Suitable for banks, clinics, beauty salons. C.I.E. GALLERY: Tel.040.7600250 | [info@galleryimmobiliare.it](mailto:info@galleryimmobiliare.it) | [www.galleryimmobiliare.it](http://www.galleryimmobiliare.it) | Follow us on social networks and FACEBOOK @gallery.immobiliare.trieste

**DISTANCES:** 3km from the Fernet/Sezana border - Trieste is about 130km from Venice  
**TRIESTE:** a city that separates the sea from the karst hills, also known as the city of the Bora and of the Barcolana, the October regatta that sees the participation of over 2,000 boats. A multiethnic city in great development bordering with Slovenia, easy to visit due to its particular characteristics.

**OUR AGENCY:** Gallery Immobiliare has been operating in the area of Trieste, Friuli Venezia Giulia and surrounding areas with perseverance and passion for over 30 years and has proudly been involved in the life changes of many families. **THEY SAY ABOUT US:** professionalism, competence, availability and effectiveness in negotiations.