

Vicenza – Viale Trieste

Entire office building high visibility

Property ID: IT22355796



www.von-poll.com

PURCHASE PRICE: 298.000 EUR • LIVING SPACE: ca. 252 m² • ROOMS: 14

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

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

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

At a glance

Property ID	IT22355796
Living Space	ca. 252 m²
Rooms	14
Year of construction	1940

Purchase Price	298.000 EUR
Total Space	ca. 262 m²
Construction method	Solid

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

Energy Data

Energy Certificate	Energy demand certificate
Year of construction according to energy certificate	2023

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



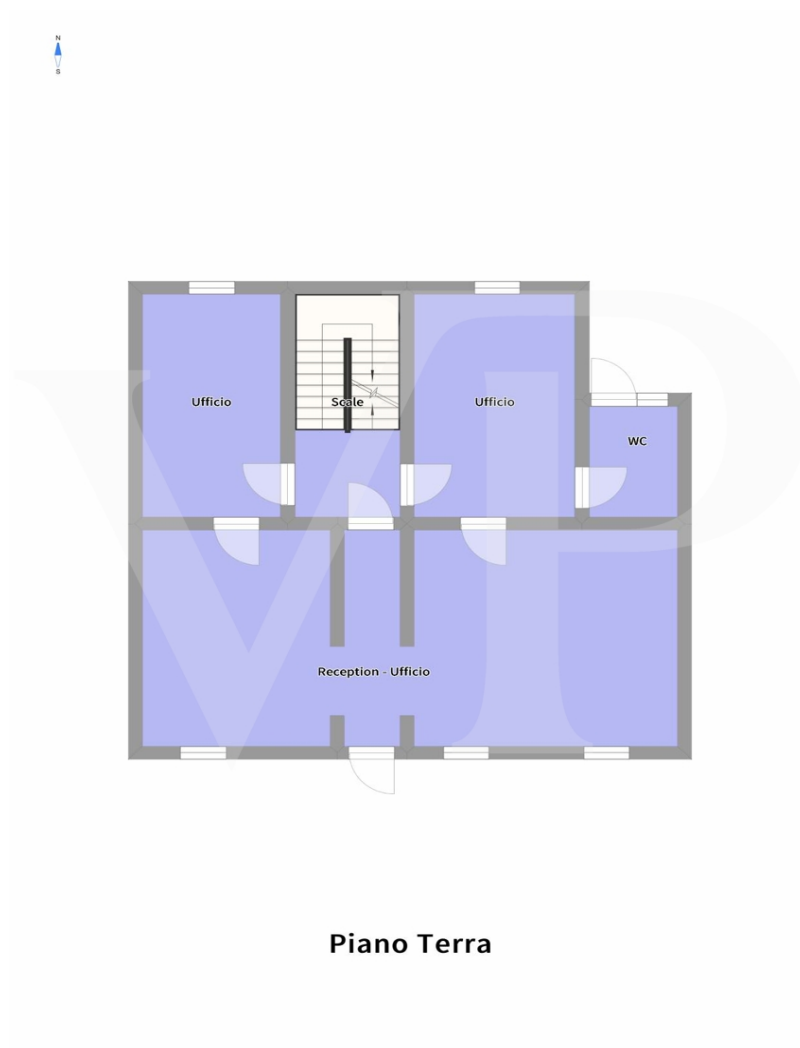
Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

The property



Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

Floor plans



Piano Terra



1° Piano



Sottotetto

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: IT22355796 - 36100 Vicenza – Viale Trieste

A first impression

Entire building for office use, with a large private yard belonging to it. On the ground floor the rooms in the current composition are presented with a reception reception area, a large waiting room that can also be exploited as an operational area, and two separate single offices at the back, as well as a toilet. The central staircase leads to the first floor, where there are 3/4 individual offices and a large office of executive type or exploitable as a meeting room. A toilet is currently absent on the floor, but the connections and drains are in place to restore it without excessive invasive work. On the top floor in the attic, several rooms that can be exploited both as guest quarters as there is a bathroom with shower and as an archive area.

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

Details of amenities

The property is currently used and designed for the needs of a veterinary clinic historically established within the building.

The property's exclusive parking and maneuvering area also make the property particularly attractive for activities that require public access.

Property currently in use by the Veterinary Clinic with the possibility of continuation of the relationship and gross profitability in excess of 8 percent, or vacating the same by Dec. 31, 2025.

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

All about the location

Property in a high-visibility location along Quadri Avenue, about 100 m from the intersection with Corso Padova. The type of property and its location make it ideal for activities that benefit from wide visibility, ensured by the large flow of traffic along one of the city's main arteries.

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

Contact partner

For further information, please contact your contact person:

C.trà Porta Padova 132 Vicenza
E-Mail: vicenza@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com