

Vicenza – Viale Trieste

## Entire office building high visibility

Property ID: IT22355796



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PURCHASE PRICE: 298.000 EUR • LIVING SPACE: ca. 252 m<sup>2</sup> • ROOMS: 14

Property ID: IT22355796 - 36100 Vicenza – Viale Trieste

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## At a glance

Property ID	IT22355796	Purchase Price	298.000 EUR
Living Space	ca. 252 m²	Total Space	ca. 262 m²
Rooms	14	Construction method	Solid
Year of construction	1940		

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## Energy Data

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



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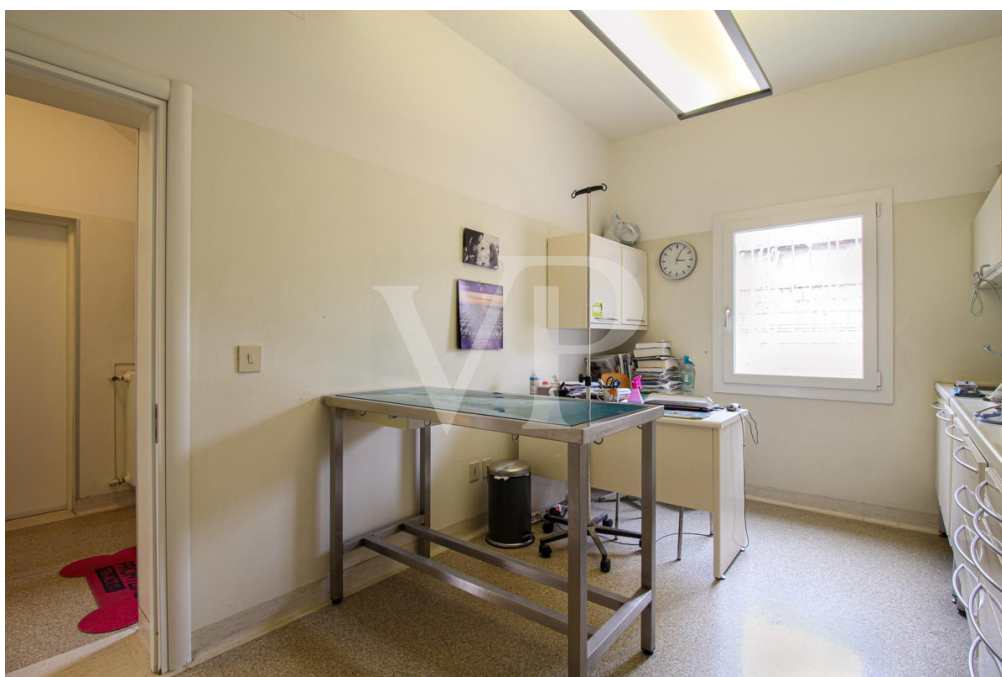
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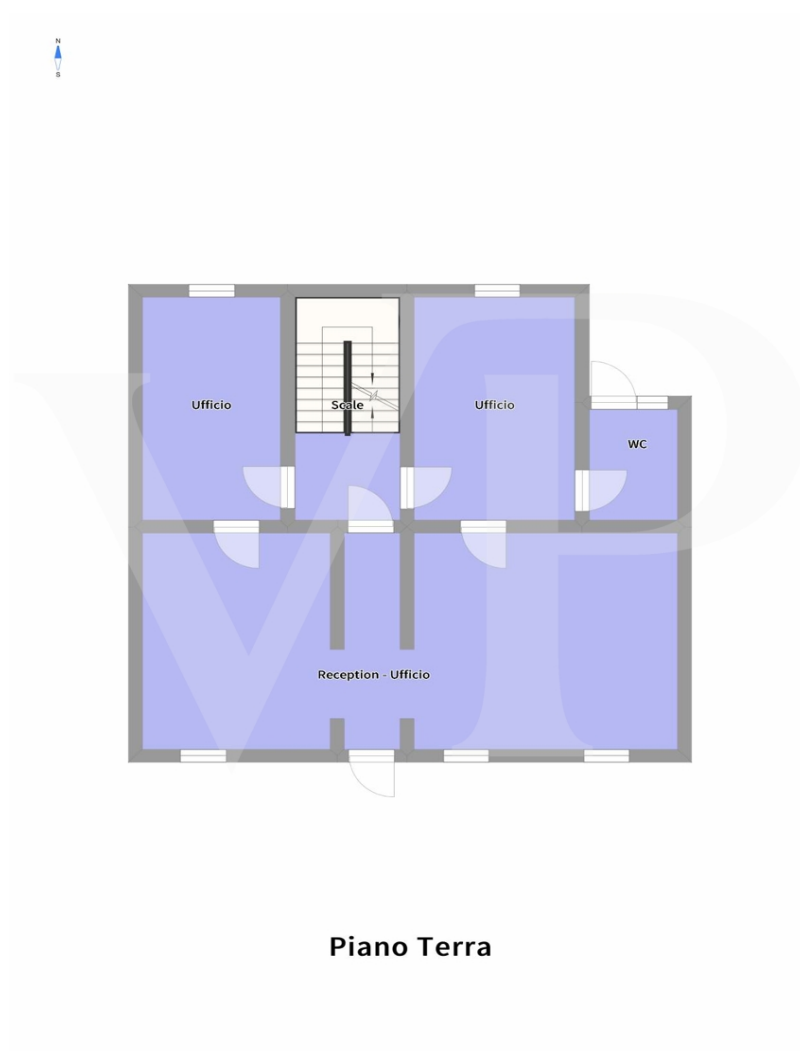
## The property





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## 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.

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## 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 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.

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## 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.

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## 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.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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