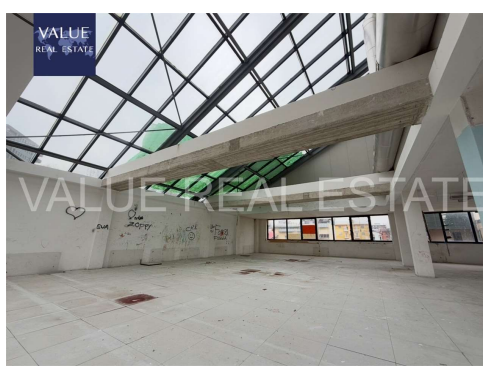




Metratura:	3500 Mq
Locali:	10
Riscaldamento:	Autonomo
Classe energetica:	VA
Prezzo:	€ 2800000



SESTO SAN GIOVANNI (MI) – Via Sacco e Vanzetti: FOR SALE, Strategically located for services, roads (near the A52 Sesto San Giovanni Sud exit) and the newly built Città della Salute (formerly the FALK Steelworks), this excellent 500 sq m building, approximately 3,500 sq m, is spread over three levels plus a basement.

The property is suitable for various uses, including: executive offices, gyms, warehouses, student residences, analysis centers, private clinics (including accredited clinics), hotels, motels, outpatient clinics, etc.

It has two driveways, for entry and exit, as well as a pedestrian gate and an outdoor area of approximately 3,000 square meters.

The various sizes are listed below:

– Entrance with parking area and underground parking lane.



INTERA PALAZZINA PER UFFICI, PALESTRE, HOTEL, STUDENTATO, POLIAMBULATORI, ECC

Rif: AS_SESTOSANGIOVANNI122



- 555 square meters with 16 parking spaces in the basement, accessible via a double vehicle ramp.
- 920 square meters of basement storage space with a 2,000 kg capacity elevator.
- All floors are served by two elevators and two service stairs.
- 1,270 square meters of ground floor workshop plus one bathroom.
- 629 square meters of first floor workshop plus two bathrooms.
- 285 square meters of second floor offices plus one bathroom.
- 104 square meters of caretaker's quarters on the second floor with one bathroom.
- 145 square meters of third floor office.
- 145 square meters of utility rooms on the fourth floor.

Metratura:	3500 Mq
Locali:	10
Riscaldamento:	Autonomo
Classe energetica:	VA
Prezzo:	€ 2800000

PURCHASES WITH RIGHT OF OWNERSHIP AVAILABLE!!!

REF: AS_SESTOSANGIOVANNI_122 – INFO: 346.1322122

