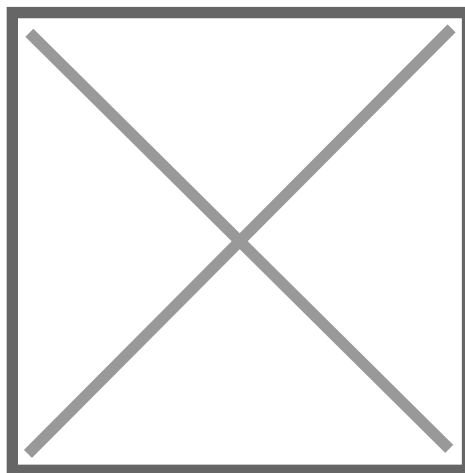
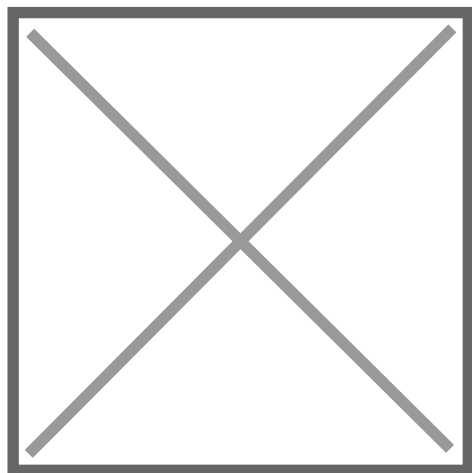




Metratura:	3500 Mq
Locali:	10
Riscaldamento:	Autonomo
Classe energetica:	VA
Prezzo:	€ 2800000



SESTO SAN GIOVANNI (MI) – Via Sacco e Vanzetti: Strategically located for services, traffic (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 for sale is approximately 3,500 sq m spread over three levels plus a basement.

The property is suitable for various businesses, including: a multi-purpose clinic, an analysis center, private clinics (including accredited clinics), gyms, a hotel, a motel, student housing, executive offices, warehouses, etc.



VENDESI INTERA PALAZZINA A SESTO SAN GIOVANNI

Rif: AS_SESTOSANGIOVANNI_211



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.
- 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.

PURCHASES WITH RIGHT OF OWNERSHIP AVAILABLE!!!

REF: AS_SESTOSANGIOVANNI_122 – INFO: 346.1322122

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

