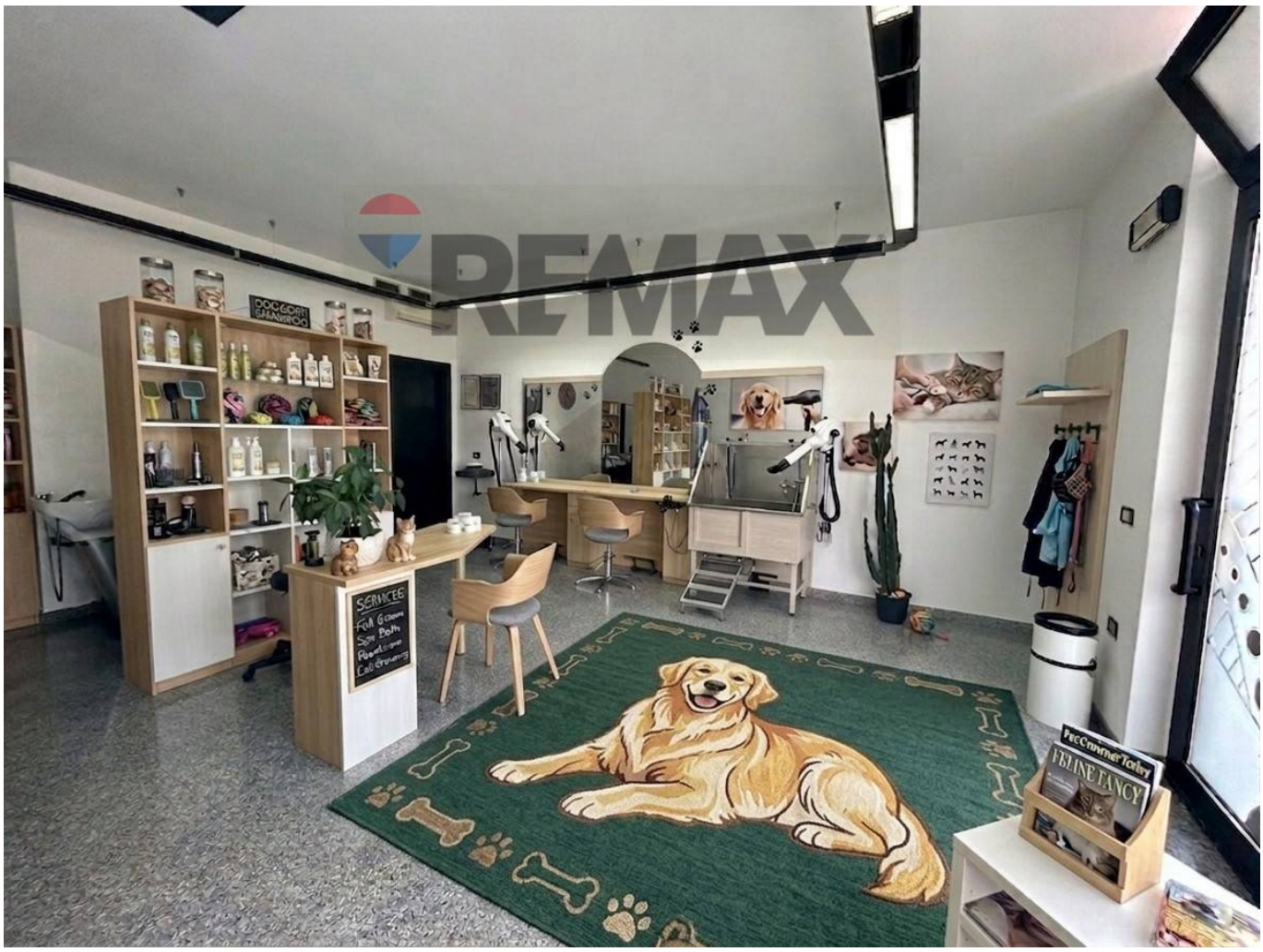
TEAM POLINI
Via Pietro Mascagni, 2/A - 24044 Lallio
Phone number +393890425787

Commercial Space in sale

€ 62.000

Ref. 34001038-1086



40 sq.m. | Bathrooms: 1 | Locals: 1

Commercial space for sale in Endine Gaiano (BG) – a stone's throw from Lake Endine In the heart of Endine Gaiano, in a strategic and highly visible location, we offer for sale an attractive ground-floor commercial space, located on the street and easily identifiable. The property is located in a well-connected and well-served area, close to Sovere, Pianico, Ranzanico, and Spinone al Lago, and just 40 minutes from Bergamo, Brescia, and Orio al Serio Airport. An ideal location for both local businesses and those looking to reach a wider clientele. Main Features • Surface area of approximately 40 m2 in open space, easily customizable; • Currently used as a hairdressing salon; • Presence of bathroom and anteroom; • Street-facing window with shatterproof glass; • Hot/cold air conditioning system via split; One place, many opportunities Thanks to its versatility, the space lends itself to multiple uses: retail store, professional studio, office, personal services business, showroom, dog/cat grooming salon, or more! An ideal solution for anyone looking to start a new business or relocate their current one to a convenient and/or more visible location. Why invest in Endine Gaiano? Choosing Endine Gaiano means immersing yourself in a dynamic environment, characterized by a strong local identity and a constant flow of tourists. Lake Endine is a popular destination for nature, sports, and family tourism. Year-round—and especially in the summer—it attracts visitors from across the province as well as from various cities. Local events, markets, outdoor activities, and cycle/pedestrian paths contribute to making the area lively and attractive, creating an environment conducive to the development of commercial activities. The strategic location between Val Cavallina and Val Camonica, combined with its proximity to major urban centers, also allows for the development of both local and tourist clientele, increasing investment potential. The furniture components used in the photos of this advertisement are for illustrative purposes only.

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Certification

Energy Class:

Property details

Zip Code: 24060

Bathrooms: 1

Locals: 1

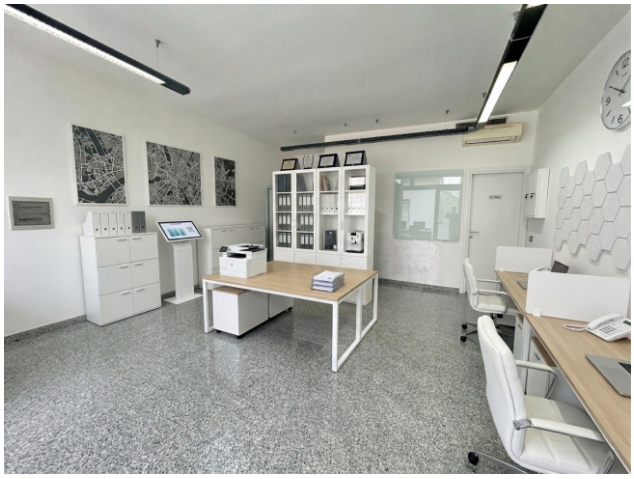
Conservation status: Excellent

N. Windows: 2







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