



## Commercial Unit For Sale in Mascali Sicily



### Information de l'agent

Nom:	Niall Madden
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Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,106,448.09

### Location

Pays:	Italie
Adresse:	Via Siculo Orientale, 29
Indicatif régional:	95016
Soumis:	28/07/2023
Description:	Commercial Unit For Sale in Mascali Sicily Italy

Esales Property ID: es5553411

### Property Location

Via Siculo Orientale, 29  
95016  
Mascali (CT)  
Sicily  
Italy

### Property Details

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a



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chance to make a smart financial investment into this magnificent part of the world.

Located on the northern part of Mascali, on state road 114, with parking and 5 windows all exposed on the street side, this commercial property presents itself as an exclusive investment opportunity.

Already renowned shop, as well as production point, of chandeliers traded throughout the national and foreign territory, the location has considerable strengths: the part reserved for the shop, about 240 square meters, is all on one floor and facing the street, the premises they are large, regular, well lit and with 2 bathrooms ( one for a disabled person); the car park, about 600 square meters, is entirely flat and easily accessible.

In the basement there are the warehouse, mostly with a mezzanine, and the other work environments, all for an area of about 600 square meters (separate mezzanine).

This part of the building can be reached from the inside by a staircase, from the outside by a wide slide connected to an internal road that can also be driven over by heavy vehicles, so that the service areas are easily connected to the state road.

The site is completed by a land of about 800 square meters.

At the back of the property there is also a chance to buy land with planning permission of 5000 mq area for € 300.000 for any developers that would want to extend the property.

## ABOUT THE AREA

Eternal crossroads of the Mediterranean, the gorgeous island of Sicily continues to seduce travellers with its dazzling diversity of landscapes and cultural treasures.

Seductively beautiful and perfectly placed in the heart of the Mediterranean, Sicily has been luring passersby since the time of legends. The land of the Cyclops has been praised by poets from Homer to Virgil and prized by the many ancient cultures – Phoenicians, Carthaginians, Elymians, Romans and Greeks – whose bones lie buried here. Whether in the classical perfection of Agrigento's Concordia temple, the monumental rubble of Selinunte's columns or the rare grace of a dancing satyr statue rescued from Mazara del Vallo's watery depths, reminders of bygone civilisations are everywhere.

A delectable layer-cake of culinary influences, Sicily's ancient cuisine continues to rely on a few key island-grown ingredients: shellfish and citrus, tuna and swordfish, pistachios, almonds and ricotta. Talk to the septuagenarian chef at a Catania restaurant and she'll confide that she still uses her grandmother's recipe for pasta alla Norma, joyfully sharing the poetic imagery that links it to Mt Etna: the tomatoes are lava; the eggplant, cinders; the basil, leafy greenery; the ricotta, snow. Modern chefs may play with the details, but Sicily's timeless recipes – from the simplest cannolo to the most exquisite fish couscous – live on.

Sicily's varied landscape makes a dramatic first impression. Fly into Catania and the smoking hulk of Etna greets you; arrive in Palermo and it's the sparkling Golfo di Castellammare. This juxtaposition of sea, volcano and mountain scenery makes a stunning backdrop for outdoor activities. Hikers can wind



along precipitous coastlines, climb erupting volcanoes and traipse through flowery mountain meadows; birders benefit from the plethora of species on the Africa-Europe migration route; and divers and swimmers enjoy some of the Mediterranean's most pristine waters. Whatever your personal predilections, Sicily and its dozen-plus offshore islands offer enough activities to build an entire vacation around.

As if its classical heritage weren't formidable enough, Sicily is bursting at the seams with later artistic and architectural gems. In a short walk around Palermo you'll see Arab domes and arches, Byzantine mosaics and Norman palace walls. Circle around to southeast Sicily and you'll find a stunning array of baroque architectural masterpieces, from the golden-hued domes and palaces of Noto to the multi-tiered cathedral facades of Ragusa and Modica. Meanwhile, throughout the island you'll find yourself stumbling upon the evocative remains of Arab and Norman castles. This embarrassment of cultural riches remains one of the island's most distinctive attractions.

## MAiN FEATURES:

- 1900m<sup>2</sup> of commercial space
- Massive potential in the commercial rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy

Contact us today to buy or sell property in Italy fast online.

## Commun

Pied carré fini: 1900 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/1ecpwfqBZMM?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/1ecpwfqBZMM?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.560



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