



## Spain. Commercial premises in Barcelona. Rental bu



### Информация об агенте

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### Детали объявления

Недвижимость: На продажу  
Цена: USD 1,016,637.38

### Местоположение

Страна: Испания  
Область: Каталония  
Город: Барселона  
Адрес: Барселона  
Добавлено: 14.08.2025

#### Описание:

Spain. Commercial premises in Barcelona.  
Rental business.

№18178

870,000 €

Area 165 m2

Yield 5.2%

Commercial premises with a tenant in Eixample - Restaurant with C3 license - 870,000 €

For sale is a commercial premises leased since May 2025 as a restaurant with C3 license. Situated in the heart of the Eixample district - an area with high demand and intense pedestrian traffic.

#### Lease Agreement:

Signed: 19.05.2025 – term: 10 years

Mandatory execution: 4 years

Rent: 3,500 €/month (1st year), 4,000 €/month from the 2nd year

Annual indexation according to the CPI – Expenses at the expense of the tenant

Profitability: 5.52%

Excellent investment property: renovated premises, reliable tenant, immediate profitability and premium location.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.



# IMLIX

**IMLIX Рынок недвижимости**  
<https://www.imlix.com/ru/>

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## Lease terms

Date Available:

## Contact information

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IX7.241.418

