



Andrea
Oliva &
PARTNERS

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AGENCY — TRIESTE

TRIESTE — FRIULI-VENEZIA GIULIA

Commercial investment opportunity in the city center.

€ 2.164.000

PRICE

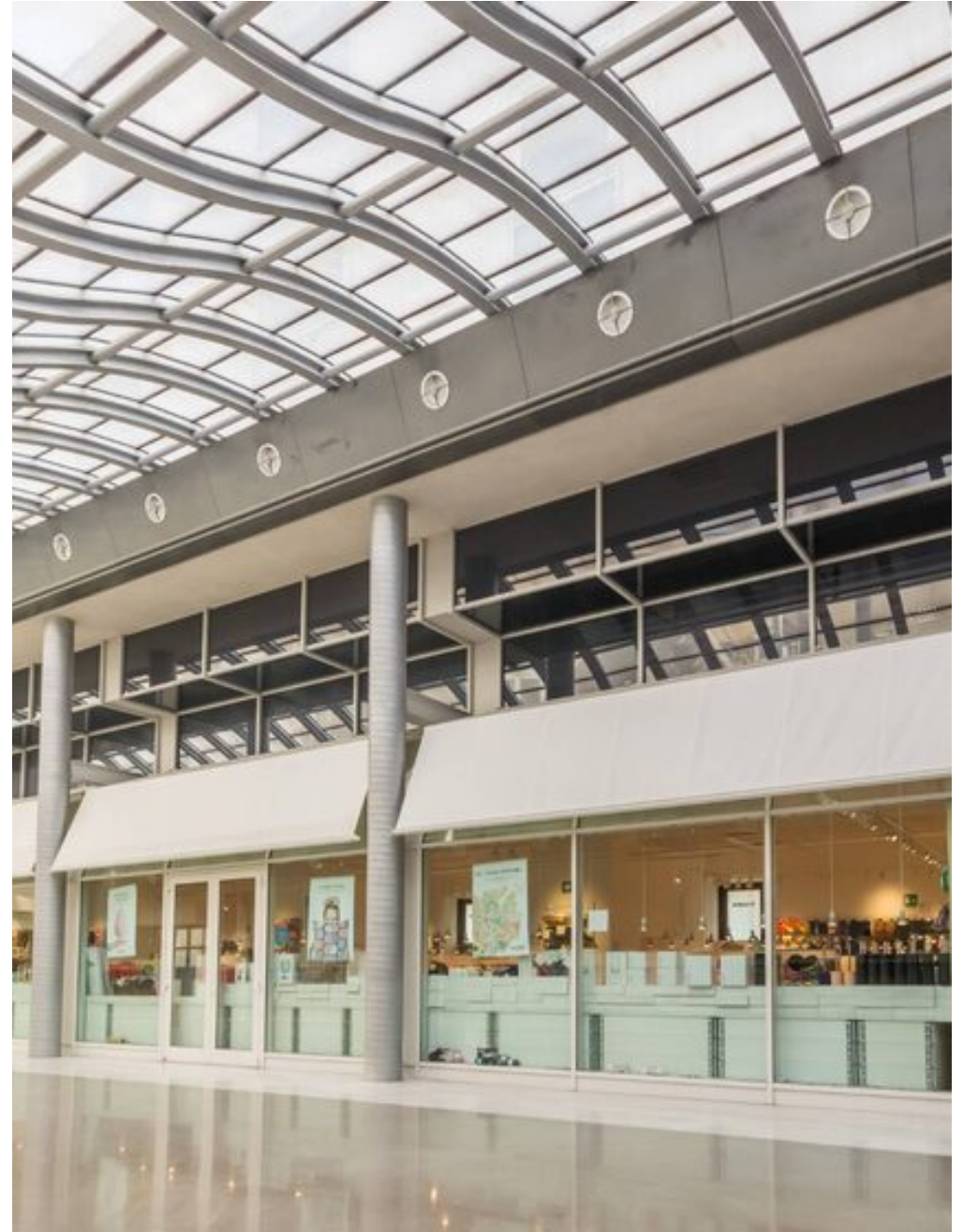
541 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Commercial investment opportunity in the city center.

In the pedestrian heart of one of the most cosmopolitan and rapidly growing cities in the Northern Adriatic, a rare real estate asset is now available—specifically designed for high-end international institutional and private investment portfolios. The property is strategically located along the picturesque Viale XX Settembre, a premier pedestrian thoroughfare characterized by a constant flow of foot traffic and exceptional visibility. Spanning an entire single level facing the street, this impressive commercial space exceeds 500 square meters in total area.

The spacious and well-organized floor plan features ample display and retail spaces, complemented by a well-organized area serving as a convenient warehouse as well as dedicated service facilities. Currently leased to a leading national tenant, the property guarantees immediate, stable, and secure returns, making it the ideal choice for those seeking to consolidate their capital in prestigious Italian real estate. Detailed information, financial data, and lease terms will be provided exclusively on a confidential basis, by appointment at our offices.

 **541 m²**
AREA

 **5**
ROOMS

 **4**
BATHROOMS

 **€ 2.164.000**
PRICE

FEATURES



HISTORIC
BUILDING



REAL
ESTATE
INCOME



EXCLUSIVE
POSITION



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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