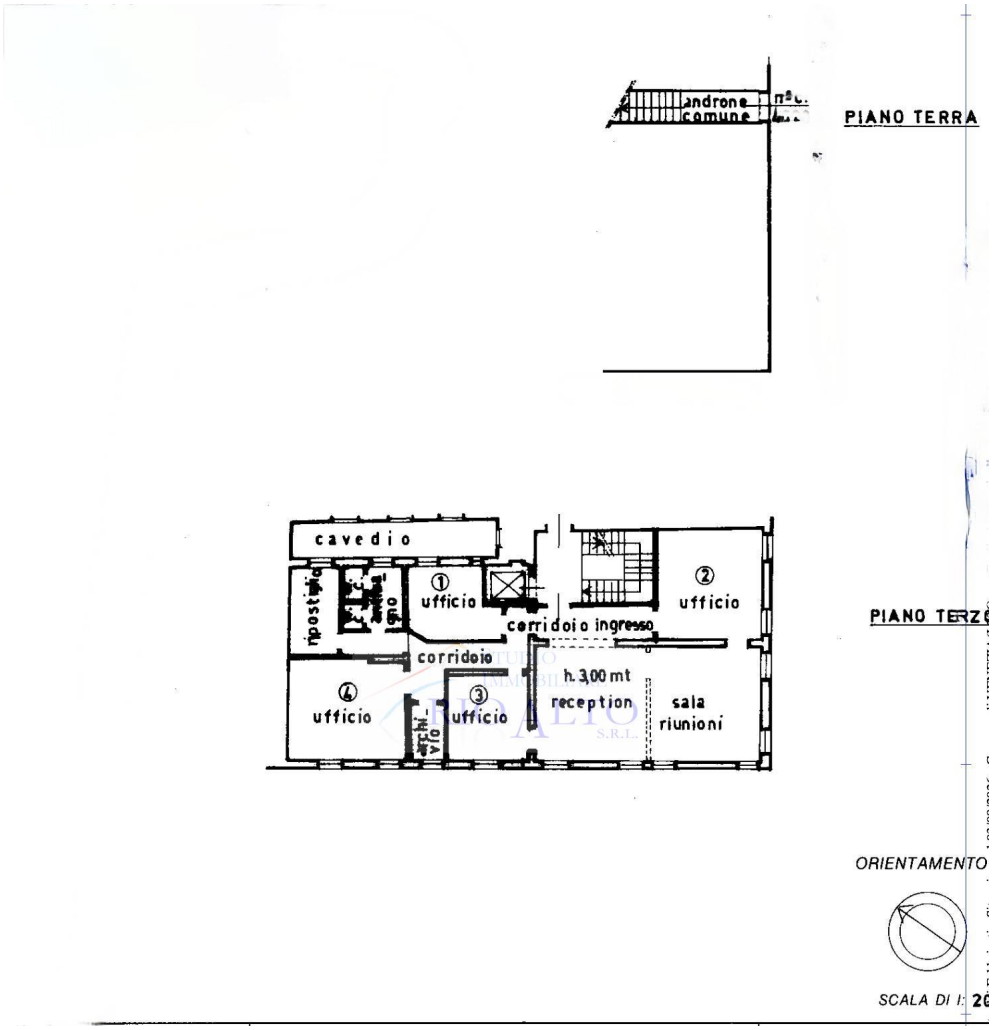
Studio Immobiliare Rio Alto
San Polo 56 - 30125 Venezia
Phone number 0412440023 Fax 0412449061

Studio/Office for Sale to Venezia
Area: San Marco



130 square meters | Bathrooms: 2 | Rooms: 7

VENICE SAN MARCO, Campo San Luca, in the heart of Venice, we offer you a representative office currently generating income:
Just steps from Piazza San Marco and the Rialto Bridge, in one of the liveliest and most prestigious areas of Venice's historic center, a rare opportunity awaits those seeking a property that combines architectural charm, an unrivaled location, and financial stability.
We are located directly in Campo San Luca, a historic address in Venice's business and professional district. On the third floor of a prestigious building, this office boasts a spacious, bright, and perfectly rational layout, designed to accommodate prestigious clients. It is divided as follows:
Entrance hall; 6 well-proportioned office rooms, ideal for partnerships, consulting firms, or executive offices; 2 bathrooms serving the floor; Convenient storage/archiving space for operational organization. Owning a property of this size in Venice's lively district means securing your capital in a location where space is by definition limited and the demand for prestigious addresses remains constant over time.
It's not just a simple real estate purchase: it's the ownership of a genuine heritage asset in the heart of one of the world's most sought-after cities.
A value that already translates into financial certainty today: the property is currently rented for €2,560 per month (€30,720 per year), guaranteeing a gross profitability of 4.5% from the day of the deed against an investment equal to an asking price of €680,000.
No waiting, no work to start:
Venice's prestige begins to generate value from the very first moment.
Information in the office by appointment

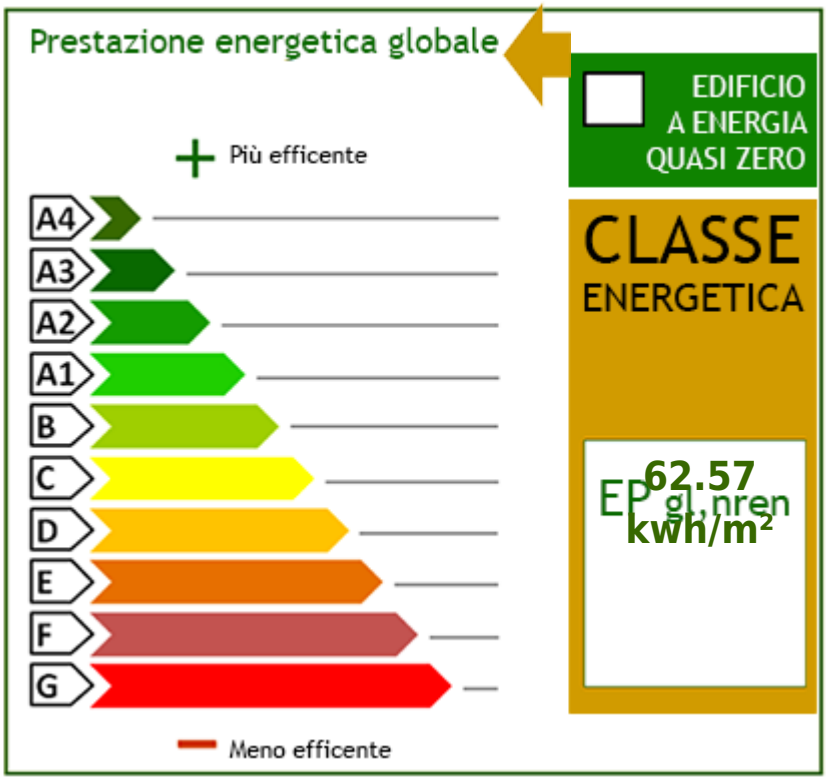
Studio Immobiliare Rio Alto
San Polo 56 - 30125 Venezia
Phone number 0412440023 Fax 0412449061

Property details

Code: SM133	**Reason**: Sale
Typology: Studio/Office	**Region**: Veneto
Province: Venezia	**Municipality**: Venezia
Area: San Marco	**Price**: € 680.000
Surface: 130 square meters	**Bathrooms**: 2
Rooms: 7	**Conditions**: Good

Nearby

Gyms	Spa	Soccer Fields	Fitness Centers
Sports Complex	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices	Vaporetto Proximity	Canal Proximity	



Studio Immobiliare Rio Alto
San Polo 56 - Venezia (VE) - Phone number 0412440023 Fax 0412449061
info@rioalto.casa - https://www.rioalto.casa
V.A.T. 03694990270