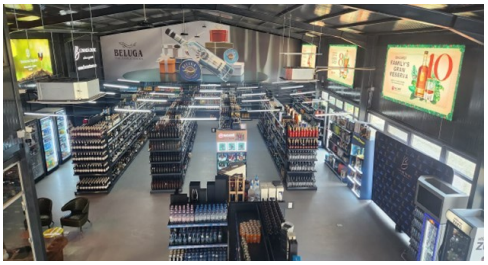
eRGT41543
View this offer online

Sabareni

CARACTERISTICS

- **AREA**: Sabareni
- **Usable surface**: 490 sqm
- **No. of Bathrooms**: 2
- **Parking places**: 40







DESCRIPTION

Positioned within the S?b?reni locality, with direct access from the national road (DN), this generous commercial space offers an unparalleled investment opportunity.
The property is home to the largest liquor store in Romania, representing a unique chance to secure steady rental income while simultaneously offering the asset for sale.
This commercial space combines modern design with a strategic location, making it an exceptional investment opportunity in a rapidly developing area.
The main building has a total surface area of 390 sqm, complemented by an additional 100 sqm of developed interior space.
Additional Interior Space:
A secondary level dedicated to offices, conference rooms, a lounge area, and storage spaces.
Two fully equipped restrooms.
The property offers 40 parking spaces, ideal for accommodating high customer traffic.
Infrastructure & Technology:
Humidor: Large walk-in humidor, ideal for storing premium products.
Merchandise Access: Separate entry and exit points for efficient merchandise handling.
Flooring: Durable epoxy-coated flooring throughout the building.
Climate Control: Two commercial air conditioning units, each with a capacity of 60,000 BTU.
Security: Modern video surveillance system providing full coverage.
Lighting & Access: Modern lighting fixtures, with newly installed doors and windows.
Steady rental income opportunity through the continued operation of the liquor store.

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep