

## Commercial premises for sale with yield on Sant Jeroni Street, Cornellà de Llobregat

Ref: CM1597



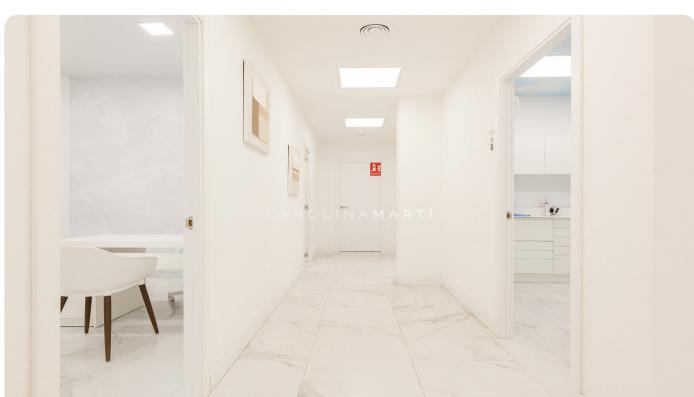
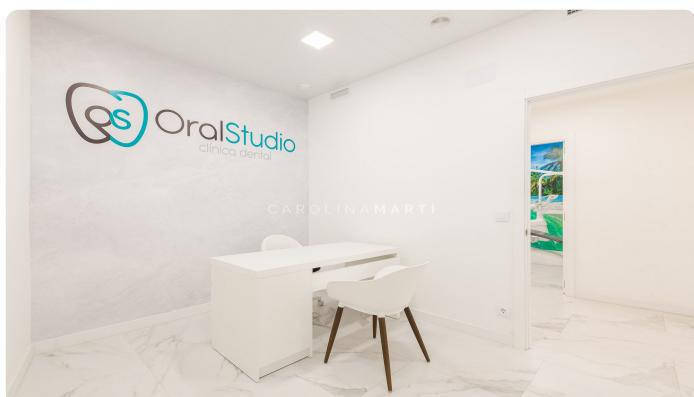
### Barcelona

Carolina Martí presents this commercial property for sale on Sant Jeroni Street, in the Riera area of Cornellà de Llobregat, currently leased and operating as a dental clinic, making it a very attractive option for investors seeking immediate returns from day one. The property offers 176 sqm of built area with a highly efficient layout, arranged into five independent rooms, including reception and waiting area, treatment rooms, office and storage area. It also features two fully adapted bathrooms, ensuring comfort and regulatory compliance for its current use. The premises were completely renovated less than two years ago and are in very good condition. Marble floors stand out, providing a professional and well-maintained appearance throughout. It is a street-level commercial unit with shop window, located in a consolidated and well-connected area, close to the Camp del RCD Espanyol. It currently offers a gross annual yield of 8.5%, making it a solid opportunity for those seeking a stable investment in the Barcelona metropolitan area.

**€180,000**

170 m<sup>2</sup>  
2 Bathrooms  
A/C  
Heating  
Outside







Contact us for more information or to arrange a viewing

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