

Building complex for Sale in Castiglione delle Stiviere

€ 890.000

Ref. CBI119-1337-486



500 sq.m | Bathrooms: 2 | Rooms: 8

Commercial Property for Sale - Strategic Location in Castiglione delle Stiviere

For sale is a commercial property located on the busiest main street in Castiglione delle Stiviere. Please note that the sale is for the property only, not the business.

Main features:

Raised floor of approximately 130 square meters, with large, highly visible windows, perfect for maximum exposure and capturing the attention of those passing by on the main street. A basement of over 180 square meters, ideal for storage, a garage, or a warehouse, with direct access. A 130 square meter unfinished apartment on the upper floor, customizable to suit your needs: ideal for expansion (such as a bar/restaurant with dedicated spaces) or for residential use. A flat terrace, perfect for conversion into an outdoor space, is especially valuable in spring and autumn. Private parking: approximately 10 spaces for customer convenience. Thanks to its prime location and versatile features, this property is an ideal opportunity for various commercial or entrepreneurial activities.

Contact us for more information or to schedule a visit!

Castiglione delle Stiviere, a town of about 30,000 inhabitants on the moraine hills, is known for its ties to the Gonzaga family and its patron saint, Saint Aloysius Gonzaga. The idea of the International Red Cross was born here, thanks to Henry Dunant's experience during the Battle of Solferino, which is now documented in the Red Cross Museum. Distinguished by its unique historical and urban



heritage in the province of Mantua, it also offers excellent food and wine and sports opportunities, with renowned golf courses and equestrian facilities.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.

Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Property Informations

Address: via Mazzini, snc

Bathrooms: 2

Rooms: 8

State of Preservation: Good

Number Of Windows: 3

Features

Air-Conditioned

Antifire

ADSL Coverage

Fastweb Coverage

Alarm

Bath: By Law

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - <https://www.realroi.it/en>
VAT 04174290983



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