Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Shop for Sale in Castiglione delle Stiviere

€ 550.000

Ref. CBI119-2929-494



420 sq.m | Bathrooms: 1 | Rooms: 2

Commercial Space with Large Windows for Sale in Castiglione delle Stiviere
In a strategic and central location, we offer for sale a large commercial space of approximately 600 square meters, spread over two levels connected internally by a private freight elevator.
The property stands out for its high visibility on a busy road, excellent accessibility, and reserved parking: ideal features for businesses requiring exposure, image, and logistical convenience.
Main features: Total surface area: 562 m2.
Ground floor (278 sq m)
Large open space with large corner windows, perfect for display and sales. Room dedicated to perfumery or thematic area. Private office. Toilet. Internal freight elevator for direct access to the basement. Basement (284 m2).
Versatile space for warehouse, laboratory or storage use, with convenient internal and external connections
Large private car park for customers. Highly visible and easily accessible entrance. Central location, in a well-established commercial context.
High pedestrian and vehicular traffic
Ideal for shops, showrooms, service businesses or offices requiring additional space
STYLIZED IMAGES ARE INDICATIVE. For actual images, please contact us.

Castiglione delle Stiviere is a dynamic town in the Upper Mantua area, strategically located between the provinces of Mantua, Brescia,

and Verona. With a population of over 23,000 and an even larger catchment area thanks to its proximity to Desenzano del Garda and Lake Garda, it is an important commercial and service hub for the entire area.
The presence of numerous manufacturing facilities, business centers, and important educational and healthcare services make it a vibrant location year-round, with a diverse and loyal clientele. The well-structured urban fabric and the continued growth of the residential sector guarantee excellent potential for the development of new businesses, especially in central and high-traffic areas.
Furthermore, the proximity to the Desenzano del Garda motorway exit (A4 Milan-Venice) and the main roads ensures easy accessibility and rapid connections to the main cities of northern Italy.

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.

For information or to book a visit, contact us without obligation.

Certification

Energy Class: G

Property Informations

Address: VIA CAVOUR	**Zip Code**: 46043
Bathrooms: 1	**Rooms**: 2
State of Preservation: Good	**Number Of Windows**: 10
Building Costs: € 165	

Features

Air-Conditioned

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









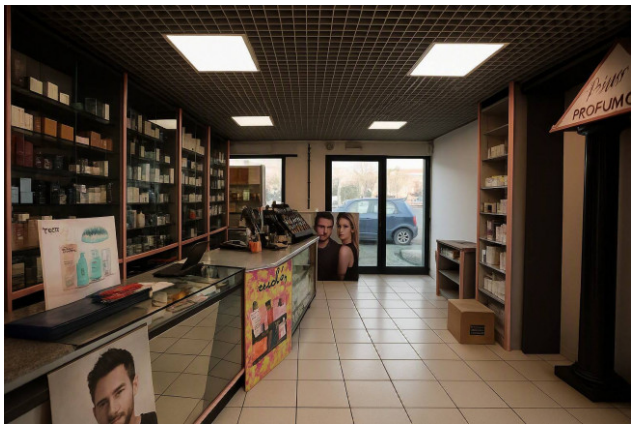








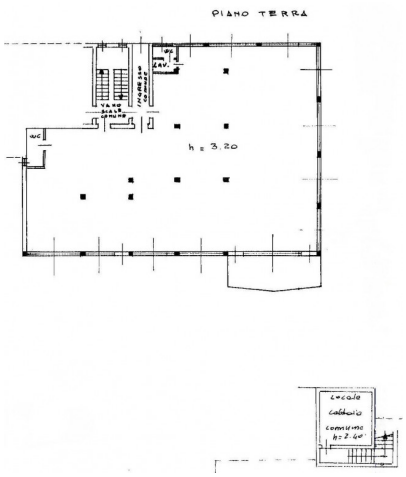
Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983

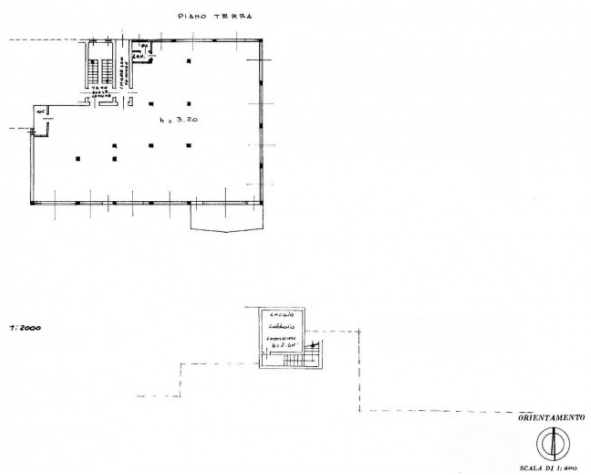




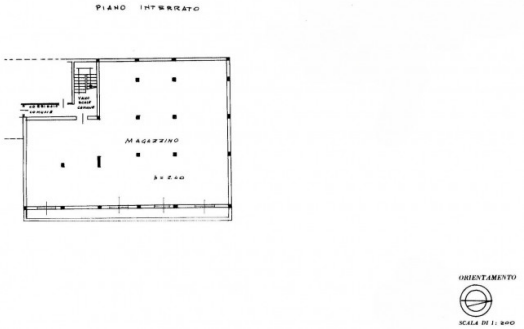


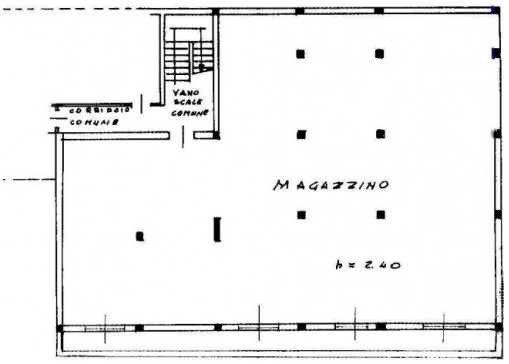






PIANO INTERRATO





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