



# Office Block in Birkirkara

**Birkirkara, Central**



**€4,550,000**

Reference No: 240011164-413

 Total Rooms: **0**

 Floor Area (m<sup>2</sup>) : **2700**

 Bathrooms: **0**

 Bedrooms: **0**

# Office Block - For Sale - Birkirkara

BIRKIRKARA - This multi-level commercial complex in a prime Birkirkara location is fully leased to established tenants and offers an attractive opportunity for a strong return on investment through both secure current income and future rental growth. The property comprises a basement parking level, a sizeable ground floor commercial space, and two upper commercial floors, all finished to a modern standard with ceramic flooring, gypsum soffits with integrated lighting, air conditioning and timber internal doors, and is suitable for a variety of uses such as showroom, offices, clinic, or other Class 4 activities, subject to normal consents. There is also significant development potential, as an additional floor may be constructed on the existing roof, with planning permits for this extension already applied for, paid for, and approved, and available to be taken up by the incoming owner within the permit validity period. Viewings are highly recommended.

## Features

- ✓ Water Utility
- ✓ Electricity Utility

## Rooms

- ✓ Open Space : 29 x 20 m (580 m<sup>2</sup>)
- ✓ Open Space : 31 x 20 m (620 m<sup>2</sup>)
- ✓ Open Space : 25 x 20 m (500 m<sup>2</sup>)
- ✓ Open Space : 25 x 20 m (500 m<sup>2</sup>)

# Gallery





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