

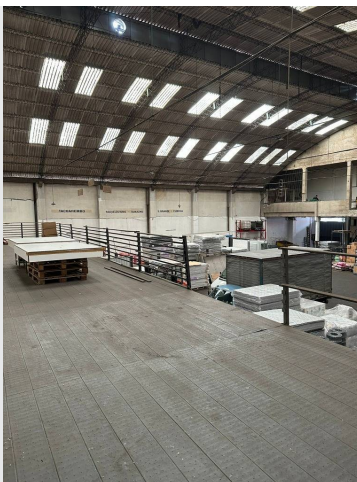


Ma Carolina Couture

CENTURY 21

Premier

ID: 7136  
caroli.couture@c21premier.com.uy  
+59899825566



### Galpon for Sale

Cuareim Aguada, Montevideo



**Sale: US\$ 1,800,000**

**Property type: Galpon**

**Operation: Sale**

- **Land:** 1,467.0 sqm
- **Building:** 1,298.0 sqm
- **Front measurement:** 35.0 m
- **Background measurement:** 43.0 m
- **Condition:** Very good
- **Construction Quality:** High
- **Office area:** 1

- No Pets Allowed
- Kitchen
- Reception

- Water
- Desk
- Good access

- Electricity
- Office

- Internet
- Basement

### Property status

State: Very good

Age: 1990

Without Mortgage: Yes

## Description

Unique opportunity for investors and logistics companies! This warehouse shed with commercial premises (Former Anselmi factory) is ready to be acquired by those looking to expand their businesses or invest in a high-yield property. Strategically located at the intersection of Cuareim and Asunción, this property is just a few steps from the main accesses of Montevideo, thus facilitating the logistics and distribution of goods. In addition, its location in a truck-free area guarantees a constant transport flow and easy access to the city's main roads.

With a floor area of 1,500 square meters, this warehouse offers a large and versatile space to adapt to the needs of any business. It has a double access entrance to the warehouse, which facilitates the loading and unloading of merchandise, as well as an independent entrance for staff accessing the commercial premises.

The property also has several offices distributed on different levels. On the ground floor, you will find a reception and six offices, as well as bathrooms and other amenities. On the upper floor, there is a main office with a kitchenette and bathroom, as well as an office with four workstations and several additional storage rooms.

In addition, this storage shed has a basement, changing rooms, dining room, three-phase water well and a large parking lot. It also has easy entry for containers, making it an ideal option for companies that require large-capacity storage and distribution space.

Don't miss the opportunity to acquire this unique property and make the most of its potential. Contact us today to schedule a visit and discover all the possibilities this storage shed has to offer!

Front: 35 meters

Width: 44 meters

Height: approximately 20 meters

FOS: 100%

Qualifications up to date

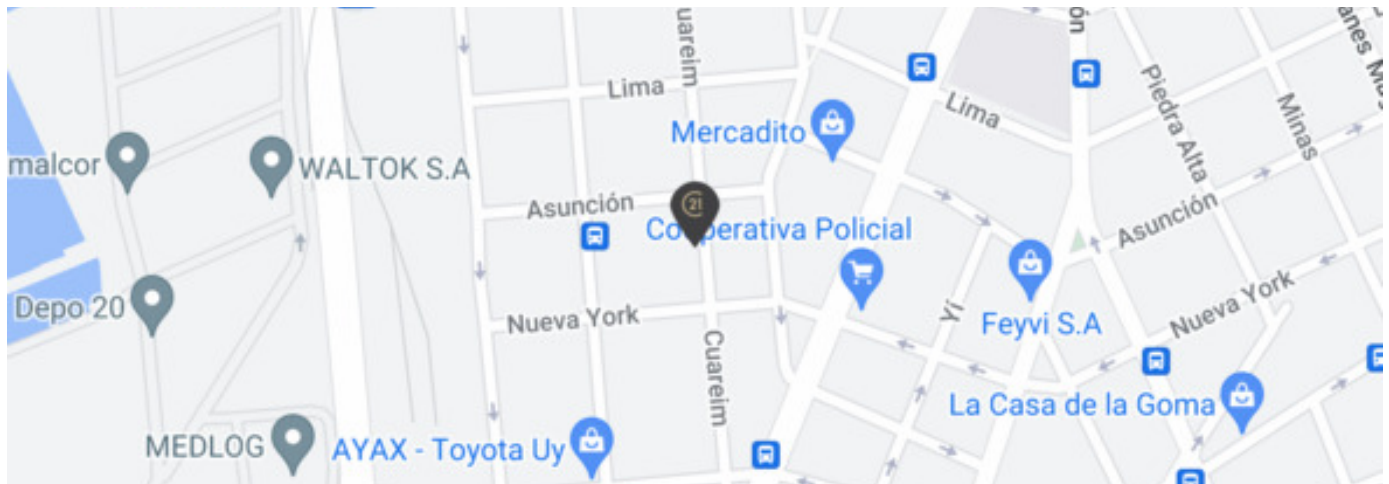
Real Estate Commission: 3% + VAT

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## Location

Cuareim , Aguada, Montevideo

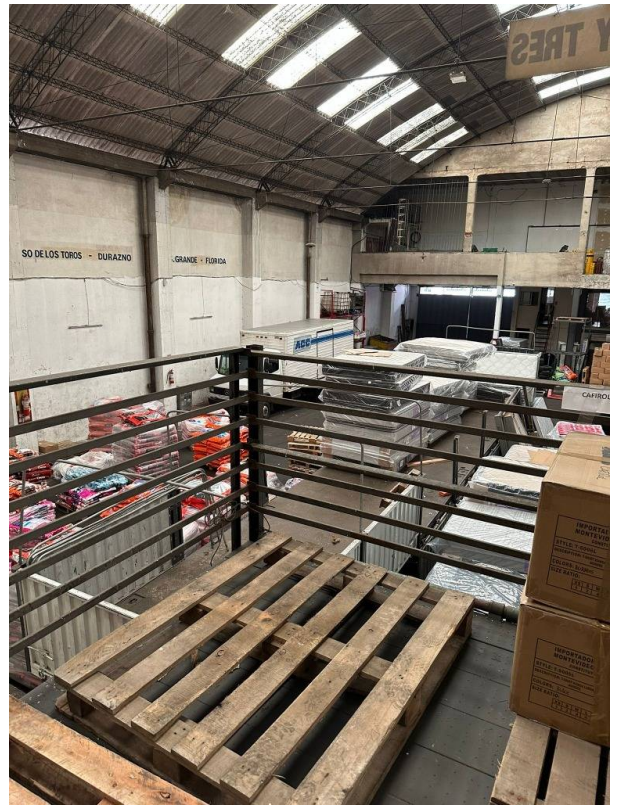
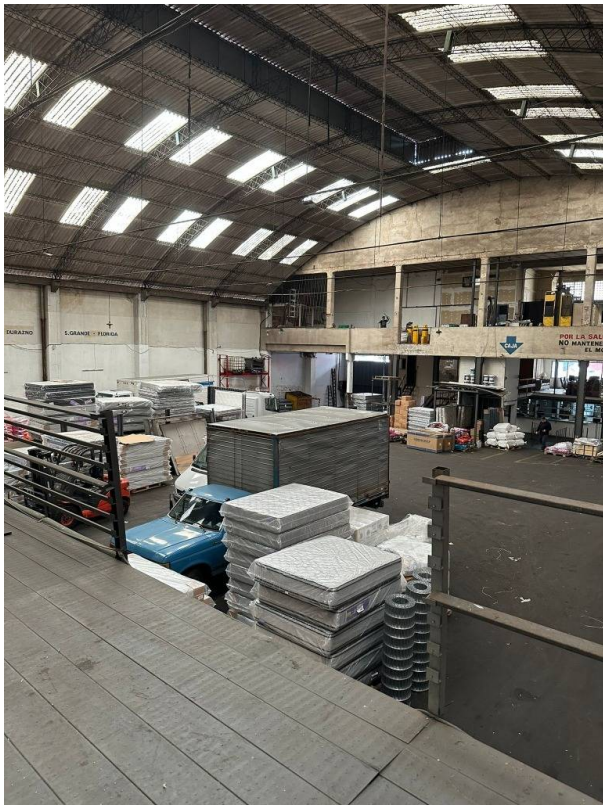
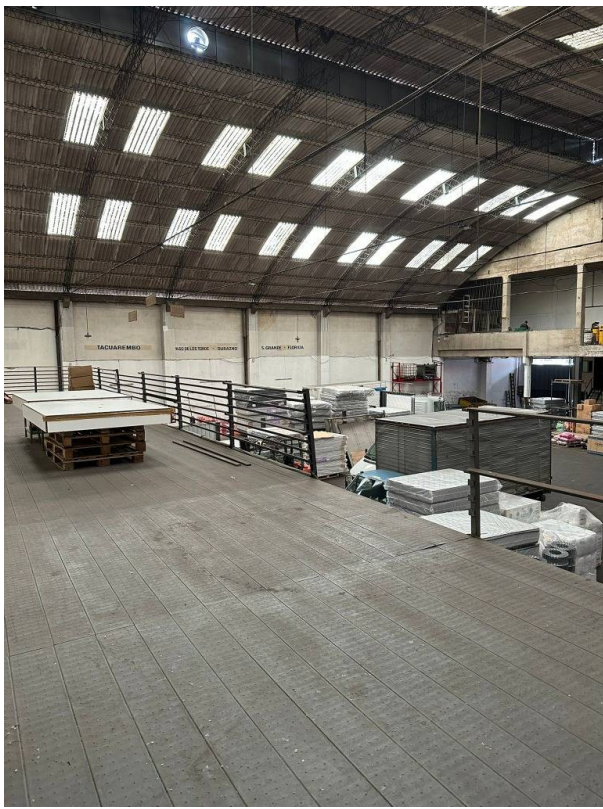
## References



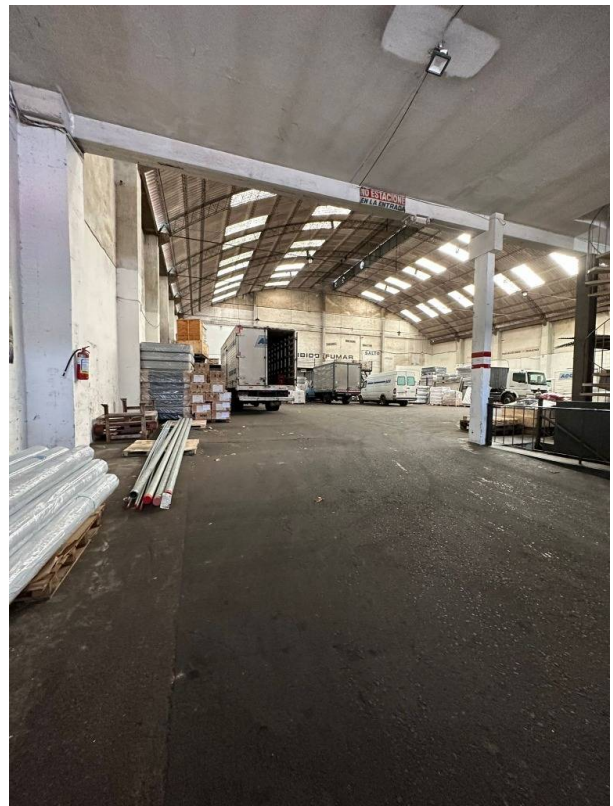
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## Photo Catalog

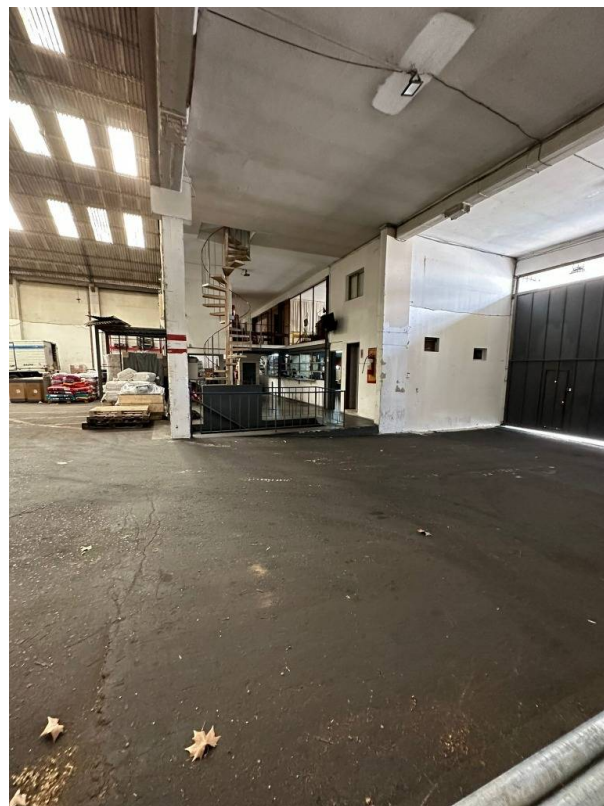
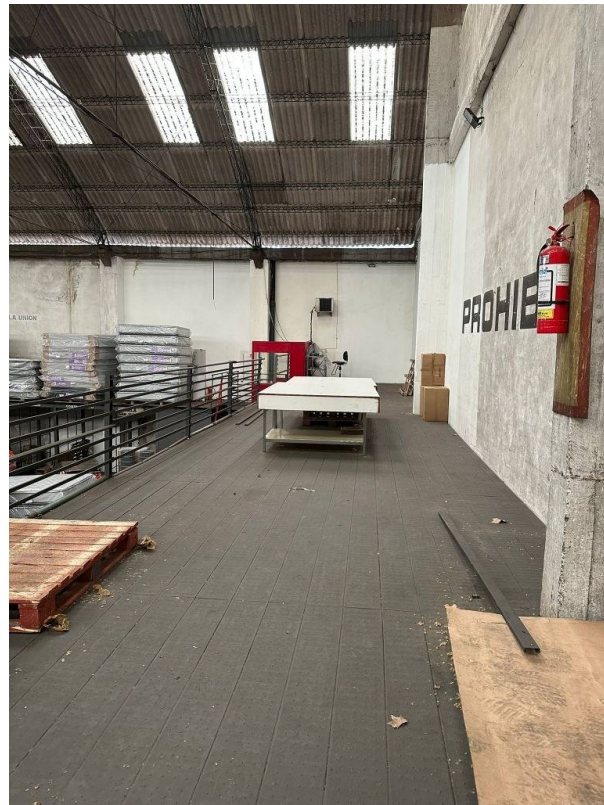
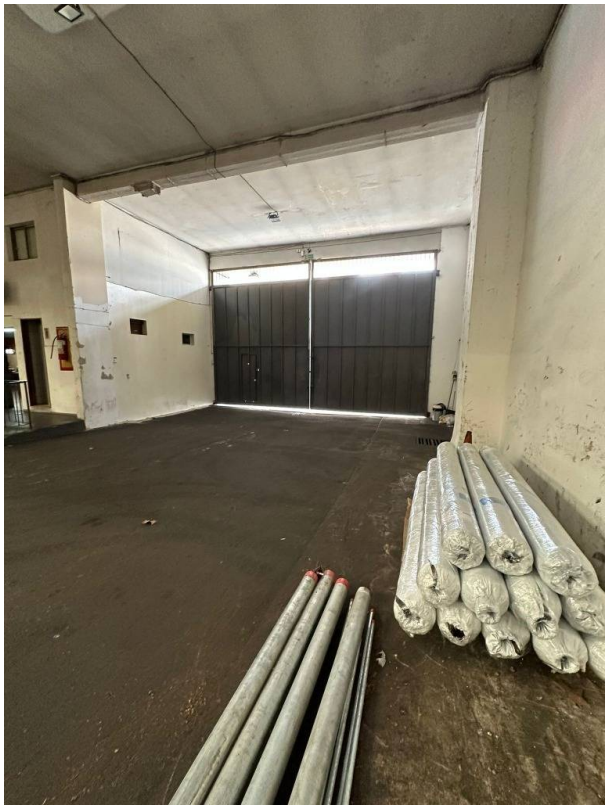




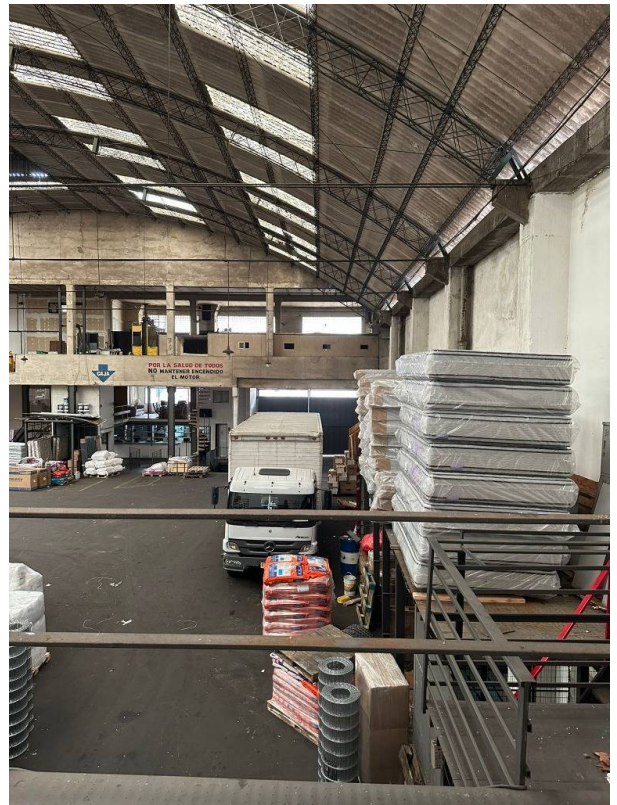




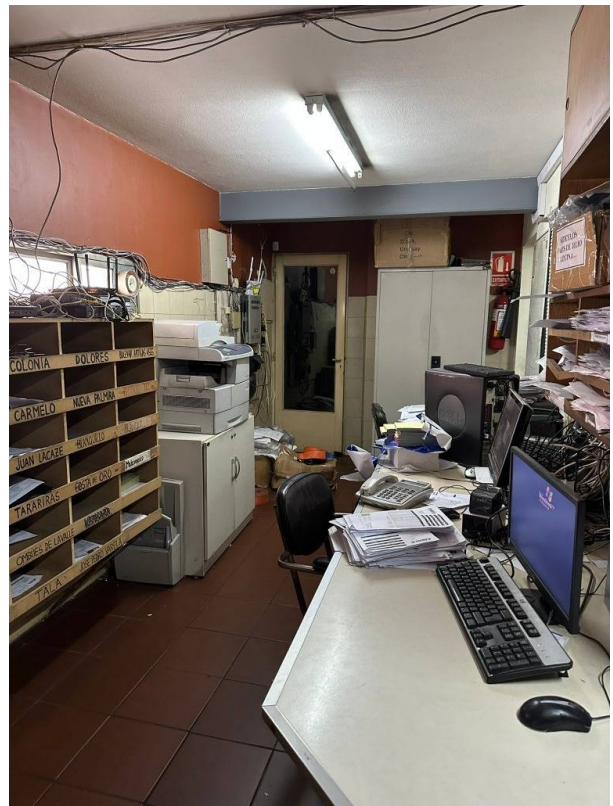
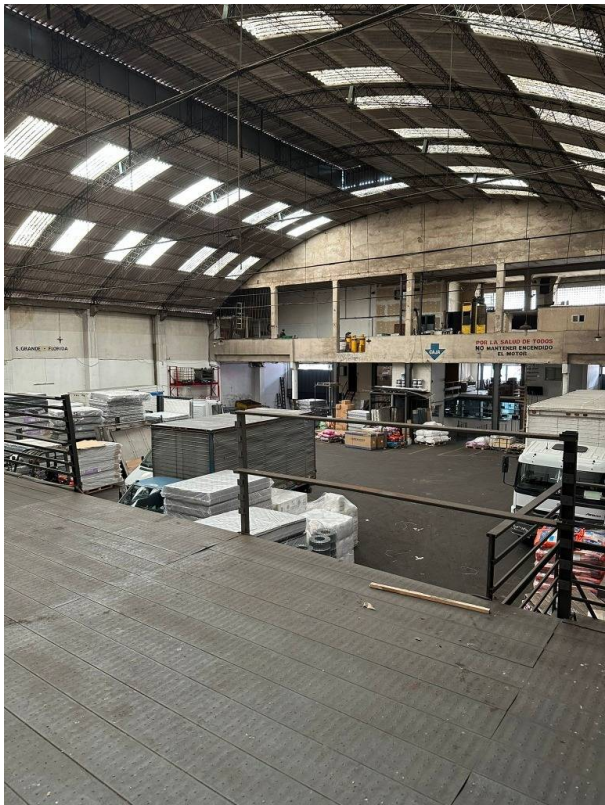








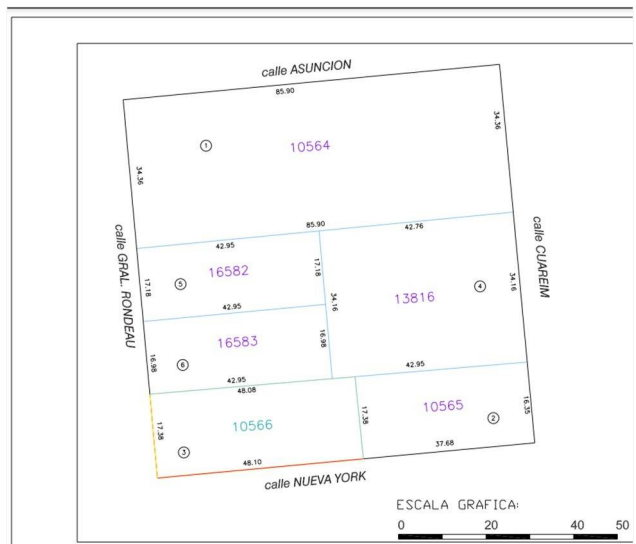
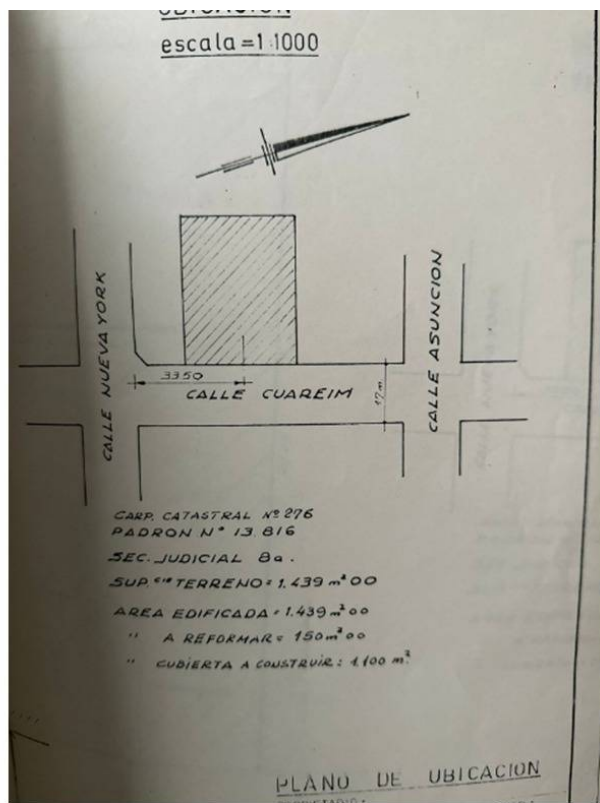












Av. Dr. Francisco Soca 1553, Montevideo, Montevideo

T +59894315336 | contacto@c21premier.com.uy | <https://c21premier.com.uy>

Property subject to availability.

Price subject to change without notice.

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