

**Albenga – Office with private parking in a strategic location**  
**€ 130.000,00**  
**Code 06VE-ATALB1**



**Total rooms: 1 | Rooms: n.d. | Bathrooms: 1 | Surface area: 70 m<sup>2</sup>**

In the heart of Albenga, in a central, high-traffic area, just steps from the renowned Palazzo di Vetro and surrounded by numerous offices and professional studios, we offer for sale an attractive office space located on the ground floor of a building in excellent condition.

The property spans approximately 70 square meters and features a functional and versatile layout. It has two entrances: a main one with a large window facing the street and a secondary one at the rear, ideal for convenient and independent access.

Internally, it comprises a spacious work area, an anteroom, a bathroom, and a convenient storage room. The main entrance has a manual shutter, while the second entrance leads directly to the private, fenced courtyard, which includes a private parking space, with both pedestrian and vehicle access. It also features hot and cold air conditioning.

The property is in excellent condition and can be used immediately without the need for renovations, making it ideal for professional studios, offices, service businesses, or operational headquarters.

An added bonus is the possibility of changing the intended use and converting it into an apartment, a particularly attractive solution for those looking to build a home with a private parking space in a central area of the city.

## **Certifications**

<b>Energy rating</b>	n.d.	0 Kw/m <sup>2</sup> a
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## Property information

<b>Announcement date</b>	18/06/26	<b>Total rooms</b>	1
<b>Rooms</b>	n.d.	<b>Bathrooms</b>	1
<b>Status</b>	n.d.	<b>Kitchen</b>	n.d.
<b>Storage rooms</b>	n.d.	<b>Floor number</b>	Earth
<b>Balconies</b>	n.d.	<b>Terraces</b>	n.d.
<b>Garden</b>	No	<b>Furnished</b>	n.d.
<b>Heating</b>	Independent heating		

## Services



