Tenanted shop for sale in Lloreda, Badalona

Lloreda · Badalona







Purchase price	Monthly rent	Gross yield	Net after IBI and community[1]
€220,000	**€1,117**	**6.09 %** Annual	— Not provided

[1] Net deducts IBI and community charges only. Excludes acquisition, financing, personal taxes, insurance, maintenance and vacancy.

Returns

Annual rent	**€13,404**
IBI / year	**Not provided**
Community / year	**Not provided**
Income after IBI and community	—

Enter the missing costs to calculate net yield. An empty field does not mean zero.

PDF of the advertised offer, excluding calculator changes. Figures as of 31/10/2026.

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Description

123 m² · Built area · Lloreda · Badalona

Tenanted commercial property for sale in Lloreda, Badalona, occupied by a third-generation family business under an active lease. An option for investors seeking income-producing commercial premises in the Barcelona area.

The property has 123 m² of built area over two floors, street-level access and visibility from Rambla Sant Joan. It is in a 1978 building in an established commercial setting.

Asking price: €220,000. Advertised monthly rent: €1,117, equivalent to €13,404 annually. Gross yield calculated on the asking price is 6.09%, before the owner’s expenses, acquisition costs, financing and taxes.

According to the listing information, the ten-year lease was signed in 2022. The business’s history provides context for assessing the tenant without guaranteeing continued operation or future income.

Ask Eudomi for the current lease, a breakdown of expenses and a viewing of this tenanted commercial investment.

Features

With tenant · Street level

Listing figures; subject to documentary verification. Request the current lease, rent receipts, IBI and community statements, land registry extract and activity documents.

Gross = annual rent ÷ price. Net = (annual rent − IBI − community) ÷ price.

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