Tenanted shop for sale in Pedró, Cornellà

Calle de Josep Fiter · Pedró · Cornellà de Llobregat







Purchase price	Monthly rent	Gross yield	Net after IBI and community[1]
€155,000	**€1,150**	**8.90 %** Annual	**8.56 %** Annual

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

Returns

Annual rent	**€13,800**
IBI / year	**€350**
Community / year	**€189**
Income after IBI and community	**€13,261**

Illustrative annual calculation; yield is not guaranteed.

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

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Description

100 m² · Built area · Calle de Josep Fiter · Pedró · Cornellà de Llobregat

Income-producing commercial premises in Pedró, Cornellà de Llobregat, listed with a tenant and advertised monthly rent of €1,150. This tenanted property for sale is in an established residential setting, with a configuration for takeaway, fast food or production cooking, depending on the authorised activity.

Asking price: €155,000. Advertised annual income: €13,800. Gross yield calculated on the asking price is 8.90%.

Stated annual expenses are €350 for IBI property tax and €189 for community charges. After deducting only these two items, income would be €13,261/year, or 8.56% of the price. Acquisition, financing, maintenance and other costs are not included.

The listing advertises 100 m², while an earlier description mentions 111 m² built; documentary confirmation is pending. Street-level ground floor, two bathrooms and a 1970 building.

Ask Eudomi for the lease terms and activity documents to assess this tenanted commercial property in Cornellà.

Features

With tenant · Street level · Equipped kitchen · Good condition

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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