

## Mixed-Use Investment Property in Milan Milano, Italy

Property Code: 107-224-37

### Property Location:

Via Fortezza, 13  
Lombardia  
Milano, Italy

### Amenities:

Bathrooms: 10.0  
Bedrooms: 22  
Surface: 1837 M<sup>2</sup>



### Description:

Situated near the dynamic Bicocca district, one of Milan's most rapidly evolving and highly sought-after urban areas, this exceptional corner freehold property represents a rare investment opportunity combining income generation, flexibility, and long-term development potential.

Comprising an entire mixed-use complex with a private internal courtyard, the property includes eight spacious workshop units and three office spaces arranged across separate interconnected buildings.

The office building rises over three floors and enjoys direct frontage onto Via Fortezza, while the workshop premises are distributed over two levels and accessed through a private vehicular entrance leading to a generous rectangular courtyard. Two elevators serve both the office building and the workshop section, ensuring excellent accessibility and operational efficiency.

The internal courtyard currently accommodates thirteen private outdoor parking spaces, adding further value and functionality to the property.

Its strategic location is one of the estate's greatest assets. The property lies within one of Milan's most active regeneration areas and benefits from excellent connectivity, with the Villa San Giovanni Metro Station just a short walk away. The nearby Viale Monza corridor provides immediate access to supermarkets, retail facilities, services, and major transportation routes, making the location particularly attractive for both commercial and mixed-use purposes.

The property's versatility makes it equally appealing to investors seeking to preserve existing rental income and to developers looking to capitalize on the significant transformation currently reshaping this part of Milan. Combining scale, accessibility, and a highly strategic location, this distinctive freehold asset represents a rare opportunity to acquire a valuable mixed-use property within one of the city's most promising growth areas. An exceptional investment opportunity at the intersection of Milan's industrial heritage and its future urban evolution.

Nel Comune di Milano, e più precisamente nei pressi del quartiere Bicocca, in una delle zone oggetto di trasformazione urbana più vivaci e richieste, ERA Fides propone un edificio cieloterra angolare con cortile interno composto da otto ampi laboratori e tre uffici. La palazzina ad uffici, a tre piani, si affaccia sulla via Fortezza, mentre i laboratori si sviluppano su due piani e sono accessibili tramite il passo carraio che si apre

sull'ampio cortile rettangolare. Due ascensori servono sia la palazzina ad uffici sia l'edificio destinato ai laboratori. Il cortile attualmente ospita 13 posti auto scoperti. La zona è particolarmente interessante in quanto servita a breve distanza pedonale (300 m.) dalle stazioni della Metropolitana linea rossa: Villa S. Giovanni, ed è vicina a tutti i servizi ed i supermercati principali, presenti sul vicinissimo Viale Monza. Questa proprietà rappresenta un'interessante opportunità sia per investitori interessati a mantenere le locazioni in essere, sia per chi desidera un intervento di sviluppo in una posizione strategica della città.

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