

SECTOR



INTERVENTION



TYPE OF INVESTMENT



BUDRIO - EX MAGAZZINO SEMENTI

Mixed-use



Location



Budrio



2 Zenzalino Sud

Position



27 km

Airport



400 m

Train Station



12,5 km

Highway



400 m

Bus/tram



20 km

Bologna



232 km

Milan

155 km

Venice

403 km

Rome

133 km

Florence

Strengths

- **Renovated and customizable space**
- **Excellent connectivity and accessibility**

Accessibility

The area is located in Budrio, at Via Zenzalino Sud 2, in a strategic position within the province of Bologna. Thanks to its size and proximity to the railway station, conveniently reachable on foot in just 400 meters, the site is ideal for hosting multipurpose halls or commercial activities serving the local community. Highway access is available approximately 12.5 km away, while Bologna's Guglielmo Marconi International Airport is 27 km from the site. The freight railway terminal, 25 km away, provides additional opportunities for potential logistics needs.

Information

Plots land area:
2950 sqm

Proprietary:
public

Time for obtaining the building permits:
to be defined



Revision date

2026/04/01

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Description

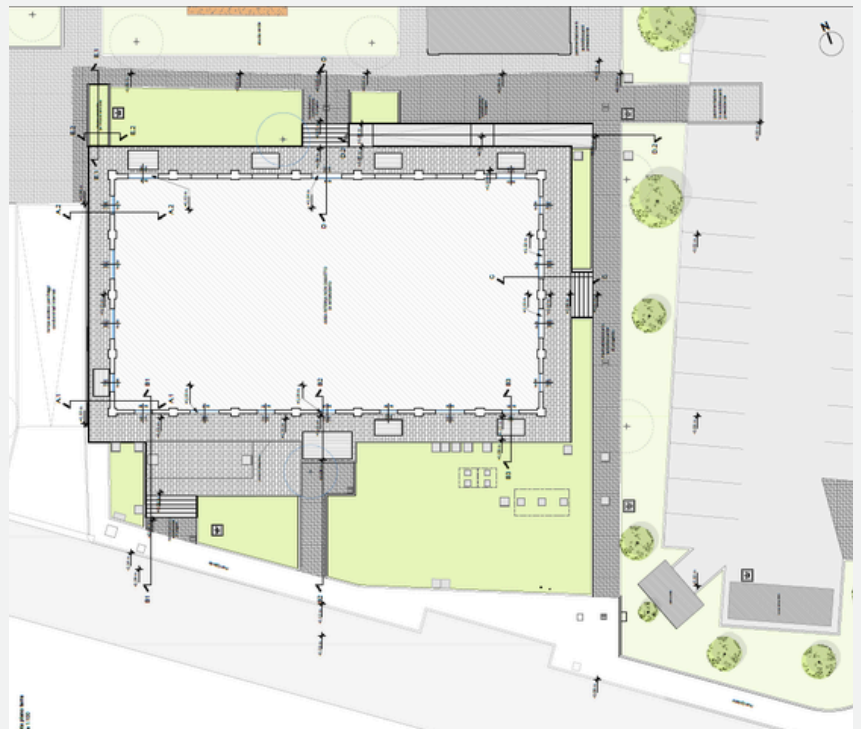
The property, known as the Ex Magazzino Sementi, is a building owned by the Municipality of Budrio, located at Via Zenzalino Sud 2, with a covered area of 2100 sqm and a total area of 2950 sq.m. The intended use according to the project is for multipurpose halls or commercial activities.

The building is spread over six floors – basement, raised ground floor, first, second, third, and attic – and has undergone structural redevelopment. Internally, it is in a raw state, without mechanical or electrical systems installed. It is linked to the surrounding area via cycle paths.

Completion work is currently underway for the external area, including provisions for connections to various utilities and the construction works required to remove architectural barriers. The property enjoys a strategic location for connections with the city of Bologna, being only 400 meters from Budrio railway station and public transport stops.



Masterplan



Ground-floor plan



Building view



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