

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Building for sale Unique Opportunity for Visionary Investors

Ref: 85507025 | Lisboa > Amadora > Amadora



€10.500.000

Business type	Sale	Property type	Building
Bedrooms	-	Bathrooms	-
Area	10.000 m2		

Description

Unique Investment Opportunity in Alfragide: Commercial Building with Attractive Income and Growth Potential
Are you looking for an asset with guaranteed profitability and room for growth?

This commercial building in Alfragide is the right choice! Gross Area: 12,572 m²

Currently Leased: 67% of the area, providing a yield of 5%.

Yield Potential: Upon reaching 100% occupancy, an even more competitive yield is estimated, ideal for real estate funds focused on maximizing returns.

Immediate Availability: 1 floor of approximately 1,000 m² unoccupied, ready to be leased.

Main Features

- Construction date: Year 2000
- Distribution: 5 floors (3 above ground and 2 underground)
- Parking: 234 spaces, included in the price, a great competitive advantage.
- Quality Tenants: Two solid long-term contracts, ensuring financial stability, "Triple A" - Accessibility:

Equipped with an elevator to facilitate access to all floors.

Why invest?

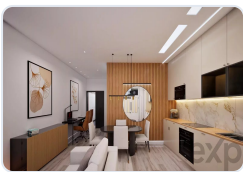
1. Safe yield: Current yield of 5% with significant potential for appreciation when 100% occupancy is reached, at 7.46%.
2. Strategic Location: Alfragide is a consolidated business center, with easy access to Lisbon and the main roads.
3. Versatility: Flexible spaces to suit different tenant profiles, from large companies to SMEs.
4. Long-term appreciation: Well-maintained property with features that attract top tenants.

This is the asset that combines security, profitability and growth potential.

Ideal for real estate funds looking for diversification and stability with clear prospects of future appreciation.

Contact us now and schedule your visit.

Related Properties

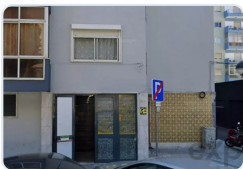


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Excellent refurbished 2-bedr. apartment with terrace

Ref: 86422807

€270.000

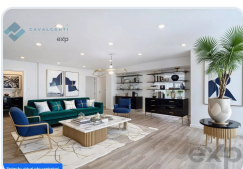


Lisboa > Amadora > Amadora

Commercial Establishment/Warehouse - Reboleira - AMADORA

Ref: 87002390

€550.000



Lisboa > Amadora > Alfragide

4 bedroom apartment in Alfragide Towers - Ready to move into

Ref: 86367300

€735.000



Lisboa > Amadora > Amadora

LOT 4 - TERRAÇOS DA PENA - YOUR LIFE WITH A PRIVILEGED VIEW OF THE PALACE.

Ref: 86187371

€835.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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<https://www.test.realkasa.pt/en/listings/85507025>