

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.

## Combined Property: Warehouse/Commercial Space with exclusive access to a 25 space garage

Ref: 86156956 | Faro > Silves > Silves



**€498.175**

<b>Business type</b>	Sale	<b>Property type</b>	House
<b>Bedrooms</b>	1	<b>Bathrooms</b>	-
<b>Area</b>	1.347,34 m2		

## Description

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We present a versatile and strategic property, located in the heart of a residential and university urban area, in a high-density population zone with ample business potential.

Licensed for storage, with the possibility of adaptation for commerce, a shop, or offices, the space stands out for its versatility and ideal conditions for different business activities.

---MJ Fraction - Warehouse/Shop ---

Privileged location, situated in a consolidated urban area, surrounded by residences, a university, and services.

Licensing and use intended for storage, commerce, or industry. Adaptation possible for a shop or offices, providing flexibility and wide range of use.

Parking guaranteed by the right to exclusive use of a large garage with 25 private spaces. In addition, there is ample and varied public parking around the property, facilitating access for clients and employees.

Main technical characteristics: useful internal ceiling height of 3.00 meters, plus 30 cm for the passage of technical networks; access to the warehouse through wide doors, with easy access for light vehicles, vans, and trucks, without a loading dock; main road located just 5 meters from the entrance.

Infrastructure: installed electrical system and sewage network; telecommunications available in the area; no sanitary facilities inside.

State and conditions: completely vacant property, ready for immediate occupancy; possibility of adaptation and renovation according to business needs.

-- Garage - Block L ---

Location: located in a residential and university urban area; with good accessibility and services nearby.

Use: vehicle parking, with exclusive right to 25 spaces in the garage of block L.

Main technical characteristics: useful internal ceiling height of 3.80 meters, plus 30 cm for network connections; two wide access entrances, allowing easy maneuvering for passenger cars, vans and trucks; main road 25 meters from the entrance.

Infrastructure: installed electrical and sewage network, telecommunications available in the area; no sanitary facilities; possibility of adaptation for individual boxes for vehicles, motorcycles and storage.

State and conditions: vacant space, with immediate availability; flexibility for remodeling.

--- Commercial Conditions ---

There is the possibility of joint purchase of this property with the adjacent and contiguous unit (ML fraction), significantly increasing the area and potential use for commercial, industrial or office operations.

--- Unique Opportunity ---

Whether for investors, commercial companies, services, logistics or fleet management, this is a unique opportunity to establish or expand your business in a dynamic urban area, with easy road access, excellent parking and multiple infrastructures.

For more information, conditions and to schedule a visit, please contact us.

Secure your space now in one of the city's most promising locations!

## Related Properties



Faro > Silves > Armação de Pêra

### Scala Algarve Investment Opportunity

Ref: 86468056

€25.000.000

## Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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<https://www.test.realkasa.pt/en/listings/86156956>