

# COMMERCIAL BUILDING FOR SALE ON A MAIN AVENUE

3 500 000 €

<b>Property Code:</b>	372	<b>Type:</b>	Sale - Building
<b>Location:</b>		<b>Internal Area:</b>	2386 m <sup>2</sup>
<b>Renovation:</b>	Without renovation	<b>Number of floors:</b>	4
<b>Year of construction:</b>	1996	<b>Distance to the sea:</b>	1 km
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale
<b>VAT:</b>	No		

## Property features:

Air Condition	Parking - Covered	Parking - Uncovered	Telephone Line
Alarm	Store Room	Solar panels for hot water	Parking
Balcony			

## Description:

The building is situated on a main avenue, offering top business location and easy access to the highway, new port and town centre. The plot is 1150m<sup>2</sup> and the building has 4 levels plus basement, of total covered area of 2386m<sup>2</sup>.

- Basement 850m<sup>2</sup>
- Ground Floor 300m<sup>2</sup>
- Mezzanine 117m<sup>2</sup>
- 1st Floor 165m<sup>2</sup> +34m<sup>2</sup> uncovered verandas
- 2nd Floor 370m<sup>2</sup> +34m<sup>2</sup> uncovered verandas
- 3rd Floor 334m<sup>2</sup> +34m<sup>2</sup> uncovered verandas
- 4th Floor 250m<sup>2</sup> +34m<sup>2</sup> uncovered verandas

The ground floor consists of a showroom with mezzanine level which accommodates the offices. The first floor consists of 4 studio apartments currently rented on a long term basis. On the second floor there is office space accommodating a shipping company while the 3rd floor comprises of additional offices. The 4th floor comprises of 7 studio apartments and there is also 100m<sup>2</sup> available office space. 850m<sup>2</sup> basement area can be used as warehouse.

The building has a return on investment of 5%

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