

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
Area	10.000 m2		

Description

Unique Investment Opportunity in Alfragide: Commercial Building with Attractive Yield and Growth Potential
Looking for an asset with guaranteed profitability and room for expansion?

This commercial building in Alfragide is the right choice!
Gross Area: 12,572 m²
Currently Tenanted: 67 % of the area, providing a yield of 5 %.
Yield Potential: At full occupancy (100 %), the estimated yield becomes even more competitive, ideal for real-estate funds focused on maximising returns.
Immediate Availability: One floor of approximately 1,000 m² is vacant and ready to be leased.

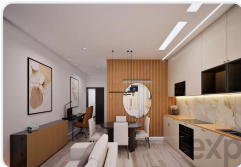
- Key Features
- Construction Year: 2000
 - Layout: 5 floors (3 above ground and 2 below)
 - Parking: 234 spaces included in the price – a significant competitive advantage.
 - Quality Tenants: Two long-term solid contracts, ensuring financial stability.
 - Triple A Accessibility: Equipped with an elevator for easy access to all floors.

- Why Invest?
1. Secure Yield: Current yield of 5% with significant appreciation potential upon reaching 100% occupancy, at 7.46%
 2. Strategic Location: Alfragide is a well-established business hub, with easy access to Lisbon and major road arteries.
 3. Versatility: Flexible spaces to accommodate different tenant profiles, from large enterprises to SMEs.
 4. Long-Term Appreciation: Well-maintained property with features that attract top tenants.

This asset combines security, profitability and growth potential. Ideal for real-estate funds seeking diversification and stability with clear future appreciation prospects.

Contact us now and schedule your visit.

Related Properties



Lisboa > Amadora > Amadora

Excellent two-bedroom apartment, fully refurbished, featuring a terrace

Ref: 86422807

€270.000

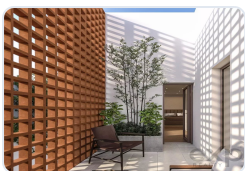


Lisboa > Amadora > Amadora

Estabelecimento Comercial/Armazém - Reboleira- AMADORA

Ref: 87002390

€550.000



Lisboa > Amadora > Amadora

LOT 4, TERRACES OF THE PENA, YOUR LIFE WITH A PRIVILEGED VIEW OF THE PALACE.

Ref: 86187371

€835.000



Lisboa > Amadora > Amadora

Development “Terraces of the Pena”, Amadora, a new way of living

Ref: 86131485

€835.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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