

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.

Store with profitability in Benfica central zone

Ref: 86662021 | Lisboa > Lisboa > Lisboa



€460.000

Business type	Sale	Property type	Office
Bedrooms	5	Area	297 m2

Description

Space for sale with lease agreement for sports activity. With an initial return of 5.5% and at the end of the contract the return will be 7%. The lease agreement in effect is for 7 years and ends in September 2032.

Very well located in Benfica, near the central market, in an area of high residential, commercial, restaurant, shopping center, and service activity, ensuring a constant number of customers, stability, and business growth.

With a total usable area of 300 m², composed of two floors, ground floor and basement. Ground floor in open space with 60m² and a reception, in total of 100 m² and about 230 m² in the basement. In the basement, there are two storage areas, a consultation room, showers with changing rooms, and two bathrooms, as well as two rooms for more sports activities.

Located in an area of increasing appreciation, making it an excellent investment option in the medium term, with great profitability.

Do not miss this opportunity, contact me to learn more!

Related Properties



Lisboa > Lisboa > Lisboa

A 1909 Masterpiece: The Crown of Lisbon's Hills

Ref: 86119022

under request



Lisboa > Lisboa > Lisboa

43 m² store for sale in Lisbon, Portugal

Ref: 86136356

under request



Lisboa > Lisboa > Lisboa

LOJA Avenidas Muito Central - INVESTIMENTO

Ref: 85966656

€290.000



Lisboa > Lisboa > São Vicente

Penthouse 1-Bedroom Furnished Apartment in Lisbon

Ref: 86902045

€305.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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