

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



€10.500.000

Business type	Sale	Property type	Edifício
Bedrooms	-	Bathrooms	20
Area	10.000 m2	Heating	Electric
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 growth?

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

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

Revenue 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 vacant, ready to be leased.

Key Features

- Construction Date: Year 2000
- Distribution: 5 floors (3 above ground and 2 underground)
- Parking: 234 spaces, included in the price, a major competitive advantage.
- Quality Tenants: Two solid long-term contracts, ensuring financial stability, "Triple A"
- Accessibility: Equipped with elevators to facilitate access to all floors.

Why Invest?

1. Secure Income: Current 5% yield with significant appreciation potential upon reaching 100% occupancy, at 7.46%
2. Strategic Location: Alfragide is a consolidated business hub, with easy access to Lisbon and major road networks.
3. Versatility: Flexible spaces to meet different tenant profiles, from large companies to SMEs.
4. Long-Term Appreciation: Well-maintained property with characteristics that attract top-tier tenants.

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

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

Contact now and schedule your visit.

Related Properties



Lisboa > Amadora

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

Ref: 86187371

€835.000



Lisboa > Amadora

LOT 5 - TERRAÇOS DA PENA - YOUR LIFE WITH A PRIVILEGED VIEW OF THE PALACE.

Ref: 86187372

€835.000



Lisboa > Amadora

LOT 12 - TERRAÇOS DA PENA - YOUR LIFE WITH PRIVILEGED VIEW OF THE PALACE.

Ref: 86188831

€880.000



Lisboa > Amadora

LOT 13 - TERRAÇOS DA PENA - YOUR LIFE WITH PRIVILEGED VIEWS OF THE PALACE.

Ref: 86188864

€880.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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