Vera Coelho

Tel: 937 130 313

Email: veracoelho@dsprivate.com

Preço: 399 000 €

5	✖	135,5 sqm	687 sqm	✖	1961

Ref. DSPOLIAZEMVC3 | Oliveira de Azeméis

Avenue Building

Investment Building with High Profitability in the Heart of Oliveira de Azeméis

We present a unique opportunity for investors: an emblematic building, built in 1961, located in the center of Oliveira de Azeméis, on one of the most prestigious avenues in the city.
This property offers not only a privileged location, but also a high potential for profitability, being ideal for those looking for a stable and secure source of income.

With a total land area of 687 m², the building has an implantation area of 187 m², also standing out for its vast patio of 500 m², perfect for future expansions or other projects.

Building Composition:
Basement:
A modern 2+1 bedroom apartment completely refurbished, ready to move in or monetize.
Ground floor:
Commercial stores with excellent visibility and their own basement, increasing flexibility and the financial return on commercial investment.

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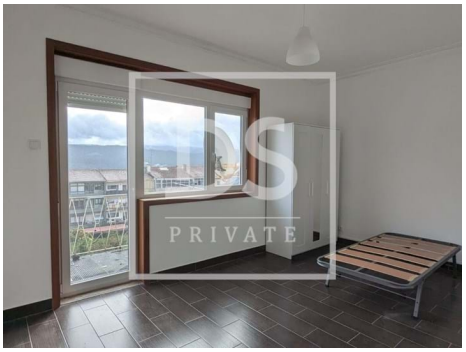
First and second floor:
Both floors are intended for housing, with several apartments.
Part of these are already rented, both to families and students, ensuring an excellent and constant monthly profitability.
With several spaces already occupied and rented, this property offers an immediate rate of return, making it a safe bet for those who want to invest in the real estate sector.

Highlights:

Central and strategic location;
Various sources of income (housing and commerce);
Large patio with potential for expansion;
Excellent state of conservation and potential for modernization.
Don't miss this rare opportunity to acquire a property with characteristics so sought after in today's market.
For more information about the profitability and potential of this building, schedule your visit with us.

The future of your investment starts here!



General features

- Refrigerator
- Blinds
- Kitchen: Fridge, Dishwasher, Exhaust
- Garden

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- Proximity: Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 1961
- Basement
- Extractor Fan
- Gross Private Area: 547,50
- Floors: 4
- Views: Garden view, City view
- Energetic certification: E