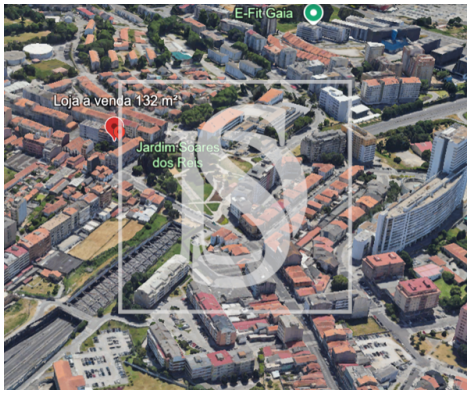
Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

Preço: 170 000 €



1	2	✖	132 sqm	0 sqm	✖	1987

Ref. DSVNGCANCL41 | Vila Nova de Gaia

Unique Opportunity – Commercial Space in Vila Nova de Gaia Below Market Value Safe Investment

Commercial Store for Sale – Rua da Rasa, Vila Nova de Gaia

Price: 170,000 € – **Below market value**

Area: 132 m²

Distribution:

- 2 large rooms
- 2 bathrooms
- Cafeteria / pantry

AMI:

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- Storage

Property features:

- Excellent visibility and premium location
- Near the Soares dos Reis Garden
- A few meters from the António Sérgio School
- Easy access to public transport and major roads

Investment opportunity:

- Ideal for rental or installation of own business
- Consolidated location with high commercial demand
- Stable yield potential and future appreciation

Contact:
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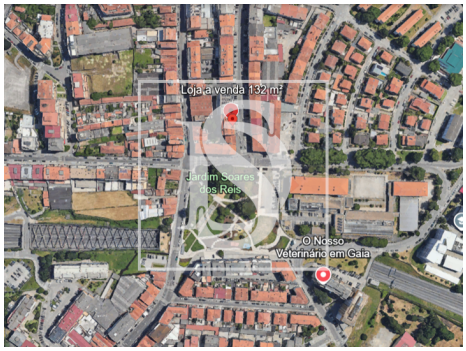
Highlights:

- Spacious and versatile
- Strategic location in a consolidated commercial area
- Excellent price/market ratio



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General features

• Proximity: Restaurants, City, Pharmacy, Public Transport, Schools, Playground, Shopping

• Outbuilding area (Ex. garage, etc): 132

• Energetic certification: E

• Mains water

• Built year: 1987

• Views: City view

• Solar orientation: North

• Orientation: Exterior