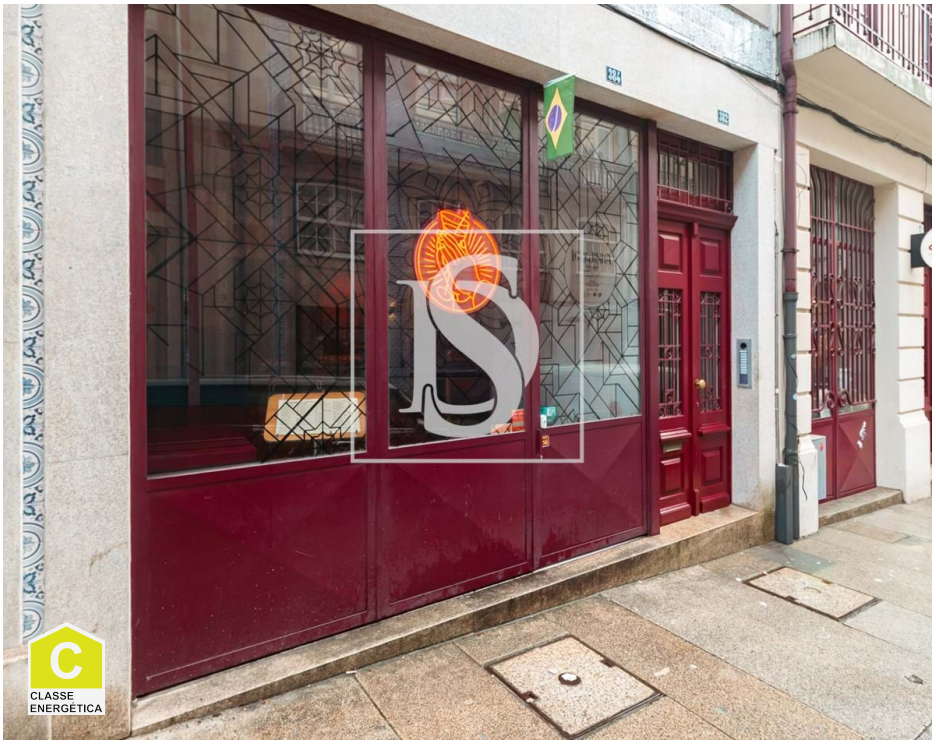
Miguel Leite

Tel: 915605155

Email: miguelleite@decisoesesolucoes.com

Preço: 450 000 €



2	✖	111,12 sqm	42,5 sqm	✖	2020

Ref. DSPOFMIL20 | Porto

Investment Store Baixa do Porto

Rented commercial store, located in Rua do Almada, in the center of Porto, one of the most consolidated and sought after areas of the city.
The property is renovated and is distributed over the ground floor and basement, with a total area of approximately 182 m². It is currently leased through a fixed-term commercial contract, ending in June 2029 and automatically renewing for five-year periods.
The rent is progressive and contracted, providing a stable income and a gross yield close to 9%, from day one.
Location with strong pedestrian flow, tourist surroundings and excellent liquidity, making this asset especially attractive for investors who prefer security and predictability.
Joint sale of the property with a lease agreement in force.

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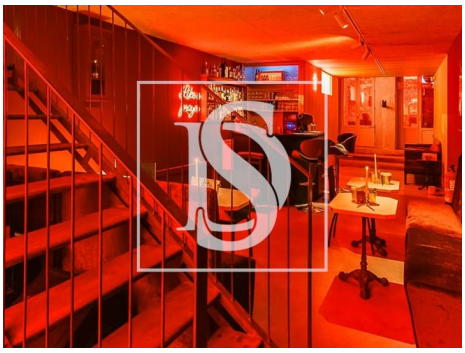

General features

- Air conditioning
- Outbuilding area (Ex. garage, etc): 70
- Views: City view
- Gas: Main grid
- Basement
- Main drainage
- Energetic certification: C
- Mains water
- Terrace
- Built year: 2020
- Private gross area: 70
- Bar
- Floors: 6
- Pantry
- Central location
- Solar orientation: East, West
- Renovation year: 2020