







# €1,090,800

Ref: EVW-046SZ0

86 sqm

This commercial space is located on the bustling Avenida Dom João II, a prime location for those seeking immediate profi...

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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## Property Description

This commercial space is located on the bustling Avenida Dom João II, a prime location for those seeking immediate profitability. With an area of 86 m², the property spreads over two floors, including two rooms, two bathrooms, and a mezzanine of about 50 m², adding versatility and comfort to the environment.

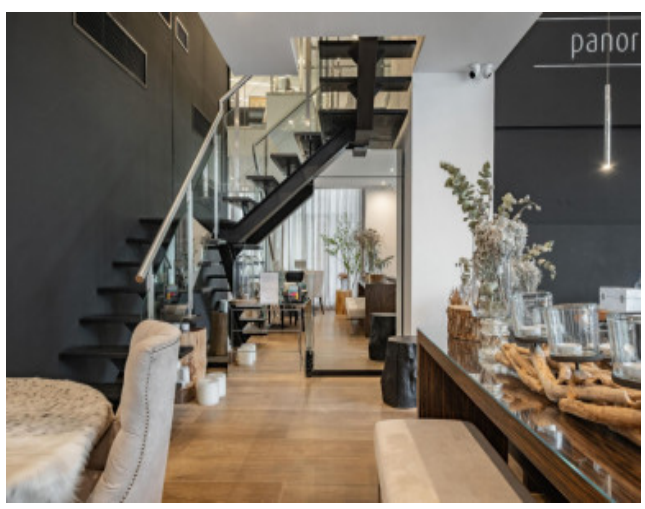
The store also includes two parking spaces and a storage room. Currently, it is leased with an 8-year contract, ensuring a monthly rent of €5,454, making this investment particularly attractive.

Built in 2009, the space is equipped with heating, air conditioning, and alarm systems, ensuring all the necessary security and convenience.












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## Additional Details

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# Site Floorplan



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