



## Multifunctional Building - Center of Peniche



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,300,000

### Location

Country: Portugal  
State/Region/Province: Leiria  
City: Peniche  
Posted: Nov 06, 2024

### Description:

We present an excellent opportunity for visionary investors or entrepreneurs! This historic building, built in 1965, is located in the heart of Peniche, offering a high and diversified income potential.

### Key features:

**Privileged Location:** Located in the centre of Peniche, at Praça Jacob Rodrigues Pereira, the building benefits from a strategic position in an area of great movement and visibility.

**Solid Construction:** Building built in 1965, with traditional and robust architecture.

**Multifunctional Structure:** The building has 5 distinct floors, each with unique characteristics and adaptable to different types of businesses and uses:

o Ground Floor: Commercial space with 118.55m<sup>2</sup>.

o Floors from the 1st to the 4th: there are 8 apartments, with 2 apartments per floor, with typologies between T2 and T4:

🏠 2 Bedroom Apartments: Area of 78m<sup>2</sup>.

🏠 3+1 Bedroom Apartments: Area of 125m<sup>2</sup>.

### Building Composition:

**Commercial Floors:** Some spaces are currently occupied by commercial establishments, generating stable income through current lease agreements.

**Versatility:** Possibility of converting floors for various uses, such as offices, residential apartments, co-working spaces or even a boutique hotel.



**Investment Potential:**

**Immediate Income:** With some lease contracts already in place, the property offers immediate income.

**Renovation Opportunity:** Perfect for investors who want to renovate and modernise the space, maximising the return on investment.

This building in the centre of Peniche represents a rare and valuable opportunity for those looking to invest in a multifunctional property with high income potential. Don't miss the chance to acquire a real estate asset with unique characteristics and a privileged location.

For More Information and Scheduling Visits, contact us and take advantage of this unique opportunity to invest in the future!

Reference: K301

Get in touch with 7KASAS REAL ESTATE today to schedule your visit!

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We guarantee the maximum description and excellent service, without worries - we take care of everything, buying and selling!

We take care of the management of your financing process, always with the best solutions in the banking market

We do pre and post-deed follow-up.

Contact us for more information.

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## **Common**

Finished sq. ft.: 809.75 sq m

Lot Size: 194 sq m

## **Building details**

Number of Floors: 5

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/QNUY-T111/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/QNUY-T111/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: k301



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