



## 2293479 - Shop For sale, Kallithea, 274 sq.m., €680.000



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 680,000

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	Attica
Πόλη:	Athens
Ταχυδρομικός κωδικός:	176 74
Δημοσιεύθηκε:	10/03/2026

### Περιγραφή:

Commercial Property for Sale in Kallithea, Athens

An excellent investment opportunity is available in Kallithea, one of the most dynamic and strategically positioned areas along the Athenian coastal front, just moments from Stavros Niarchos Park and the seaside promenade.

This corner commercial property of 274 sq.m. unfolds across two levels, offering 143 sq.m. on the ground floor and an additional 134 sq.m. mezzanine, creating a flexible layout suitable for a wide range of commercial uses.

The ground floor enjoys strong street visibility, while the mezzanine expands the functional space, making the property ideal for retail, showroom, offices, or other professional activities.

Being corner and frontage, the property benefits from excellent exposure and abundant natural light, an important advantage for businesses seeking visibility and accessibility in a high-potential location.

Built in 1992, the property is equipped with three-phase electricity, supporting commercial equipment and professional operations. The energy class is exempt, according to current regulations.

A particularly valuable feature is the availability of 7 open parking spaces, a rare advantage in an urban



area such as Kallithea.

Its proximity to Stavros Niarchos Park, the sea, and the wider coastal redevelopment zone significantly enhances its long-term value, positioning the property as a compelling investment in one of the most rapidly evolving districts of Athens.

With its corner position, generous interior space, parking availability, and strategic coastal location, this property represents a strong opportunity for investors or businesses seeking a prominent presence in a growing commercial area of Athens.

PROPERTY ID: AC-194

Ktimatoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

Κατασκευάστηκε: 1992

## Κοινά

Τελειωμένα τετραγωνικά πόδια: 274 τ.μ

Floor Number: 1

## Building details

Parking: Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/FMTB-T603/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T603/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2293479

