



## Warehouse 10 Minutes from the Center of Chaves, Unique Investment Opportunity



### Info Agente

Nombre:	Aurora Gomes
Nombre empresa:	ComprarCasa Chaves
País:	Portugal
Experience since:	2004
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Portuguese
Sitio web:	<a href="https://www.comprarcas.a.pt/chaves">https://www.comprarcas.a.pt/chaves</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 408,105.75

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Vila Real
Ciudad:	Chaves
Dirección:	Santa Cruz/trindade e Sanjurge
Publicado:	21/08/2017

### Descripción:

We present this excellent warehouse located just 10 minutes from the center of the city of Chaves, with a total area of 2,035m<sup>2</sup>, of which 766m<sup>2</sup> are occupied by a covered, robust and functional structure, ideal for multiple commercial, industrial or logistical purposes.

This property stands out for its large patio, with generous outdoor space that allows heavy vehicle maneuvers, parking, or even future expansion of the facilities, according to the needs of your business.

Privileged location, very close to the urban center, ensuring easy access and excellent visibility.

Versatility of use: ideal for warehouse, logistics centre, workshop, industrial space, or even conversion for other commercial purposes.

Large and functional land, something rare in this proximity to the city.

Strong attraction for investors looking for properties with potential for appreciation and high demand in the region.

Near the city of Chaves, there is no other property with these characteristics: proximity, size, outdoor



space and growth potential.

If you are looking for a strategic space, with excellent accessibility and prepared for the future, this is the ideal opportunity.

Fully renovated warehouse, next to the A24 junction, with a surrounding area of 1351 m2 of land, with a warehouse area of 979 m2.

with a construction volume of 5286 m3, with 2 floors, 2 floors above the threshold level, with a height of 7.25 meters, with the use of a warehouse, with electric doors.

The year of construction is 2013, with a sandwich board roof and cement block construction, painting of walls with plastic paint, with the necessary drainage system, including the respective rainwater installations; iron frames, with water supply from the public network, with public sanitation, with office and 2 bathrooms - REF: 322/N/00908

Nuevo:	No
Condición:	Reformed

## Común

Baños:	1
Pies cuadrados terminados:	979 m2
Tamaño del lote:	1351 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID:	322/N/00908
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