

# Apartment for sale in Messadine Tunisia

#### Info Agente

Nombre: ArKadia Nombre empresa: País: Reino Unido Teléfono: Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

#### Detalles del anuncio

Propiedad para: Precio: Venta USD 3,916,112.65

#### Ubicación

País:TúnezPublicado:15/06/2025Descripción:15/06/2025

Seize this unique opportunity to acquire two prime industrial properties generating stable and attractive rental income. Located in a dynamic and strategic industrial area these properties are ideal for savvy investors looking to diversify their portfolio with high performing assets.

Details of Available Lots

We offer two specific lots benefiting from quality locations and tenants

Lot 1 Precision Mechanics Factory

Client Renowned French company.

Floor area 3 070 m2.

Covered area 2 500 m2.

Activity Precision mechanics.

Gross annual income 115 000.

Annual net income 103 500.

Annual rent increase 5% guaranteed.

Lot 2 Used Items Factory

Client Established Tunisian company.

Land area 5 500 m2.

Covered area 3 300 m2.

Activity Manufacture of second hand items.

Gross annual income 163 000.

Annual net income 146 000.

Annual rent increase 5% guaranteed.

Why Invest in These Lots

Secure Rental Income Benefit from guaranteed and indexed rents with an annual increase of 5% ensuring



constant growth in your income.

Quality Tenants Benefit from the stability offered by solid national and international companies.

Strategic Location The premises are ideally located on a main road in an active industrial area ensuring excellent accessibility and optimized logistics.

Growth Potential Invest in assets whose value is expected to grow over the long term thanks to increasing rents and sustained demand for quality industrial space.

Contact Us

These lots represent a rare opportunity in the industrial real estate market. To obtain detailed documentation arrange a viewing or discuss acquisition terms contact our team today.

Invest wisely and secure solid passive income for the future.

Services Access control On the street corner Automatic water extinguisher Unloading dock Computer network Metal curtain Tow Away Zone Carport Fence Outdoor lighting Fire alarm Optical fiber Guardian Video surveillance On the street corner Pillars Unloading dock Metal curtain Fire hose hydrant

## Común

Pies cuadrados terminados: 5800 m2

# Lease terms

Date Available:

## Información adicional

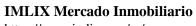
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## **Contact information**

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