



## Investment of Excellence in the Heart of Porto!



### Information de l'agent

Nom: Bruno Timóteo  
Nom de compagnie: WAILSON  
Pays: Portugal  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: English, Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 2,267,677.53

#### Location

Pays: Portugal  
État/Région/Province: Porto  
Ville: Porto  
Adresse: Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória  
Soumis: 18/04/2024

#### Description:

Looking for a solid investment in a prime location? Look no further! We present a commercial and service building, located in the heart of the vibrant city of Porto.

This building, located on the iconic Rua de Sá da Bandeira, is a real gem for investors. With a built area of 840m<sup>2</sup> and a floor area of 615m<sup>2</sup>, this property offers a vast space for a variety of commercial and service uses.

Building in total property allocated to services with a total area of 840m<sup>2</sup> totally vacant.

Consisting of 5 floors and patio.

Basement with 86m<sup>2</sup>

Shop with 115m<sup>2</sup>



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Overstore with 85m2

1st floor with 176m2

2nd floor with 126m2

3rd floor with 126m2

4th floor with 126m2

With a strategic location, this building is conveniently close to public transport, commerce, services and cultural spots, ensuring a constant flow of customers and exceptional exposure.

This is an unmissable investment opportunity as the building is fully vacated and ready to receive your business vision. Don't miss out on this unique opportunity to acquire a valuable asset in the beating heart of Porto. Book your visit today and take your business to the next level! - REF: WO435

Nouveau: Non  
Année: 1951

## Commun

Dimesions du lot: 173 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: WO435

