



2287641 - Commercial Office Building For sale, Agios Ioannis Rentis, 1.127 sq.m., €2.700.000



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,115,189.93

Location

Pays:	Grèce
État/Région/Province:	Grèce-Centrale
Indicatif régional:	182 33
Soumis:	10/03/2026

Description:

Commercial Building for Sale in Agios Ioannis Renti, Athens

An excellent investment opportunity is available in Agios Ioannis Renti, one of the most strategic commercial and logistics areas near the Port of Piraeus.

This fully renovated and fully leased commercial building with storage facilities offers immediate income and strong long-term investment potential. The property has a total built area of 1,127 sq.m. and is set on a 1,698 sq.m. plot, providing excellent operational functionality for professional and industrial use.

Originally constructed in 1975, the building underwent a complete internal renovation in 2022, upgrading the infrastructure and ensuring efficient use for modern commercial activity.

The building is front facing and arranged on two levels, designed to support logistics operations, storage, distribution, offices, light industrial activity, or small production units.

It features warehouse and storage spaces, industrial electricity supply, structured cabling, autonomous oil heating, and six WC facilities, offering all the infrastructure required for professional use.

A certified freight elevator with a capacity of 1,200 kg enables efficient transport of goods between floors, while disabled access ensures accessibility standards are met.



Additional features include parking spaces both inside and outside the plot, possibility of natural gas connection, and infrastructure suitable for logistics and commercial operations.

The property is located in a General Residential zoning area with a building coefficient of 2.0, while the Energy Performance Certificate is exempt.

The location offers excellent connectivity to major transportation networks.

It is situated approximately 1 km from the Port of Piraeus, one of Europe's largest maritime gateways, 500 meters from Kifissos Avenue (National Highway) connecting directly to the national road network, and 350 meters from the Suburban Railway Station, providing easy access to Athens and surrounding regions.

The building is fully leased, generating immediate rental income, with lease agreements renewed annually, offering stable cash flow and operational flexibility for investors.

Combining its strategic location, modern renovation, logistics suitability, and existing tenancy, this property represents a strong opportunity for investors seeking secure income and long-term capital appreciation in one of the most important commercial hubs of the Athens metropolitan area.

PROPERTY ID: AB-1682

Ktimoemporiki Real Estate

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Année: 1975

Commun

Pied carré fini: 1127 m²

Dimesions du lot: 1698 m²

Building details

Parking: Oui

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/FMTB-T601/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 2287641



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