



Commercial Area, Land with 5,225.81 m², Built Area 4,042.72 m², For Sale / Lease, total of 139 Parking Spaces, Vila Leopoldina, São Paulo, SP



Informazioni sull'Agente

Nome: António Pereira
Nome della ditta: ITHLUX
Nazione: Portugal
Experience since:
Tipo di servizio: Selling a Property
Specialties:
Property Type: Apartments
Telefono:
Languages: Portuguese
Sito web:

Dettagli dell'inserzione

Prezzo: USD 53,421,134.61

Posizione

Pubblicato: 23/12/2023

Descrizione:

Commercial area, consisting of two imposing buildings, with very solid structures, vast parking area, with numerous possibilities of occupation and use. Easy access for your customers suppliers and perfect for quickly flowing your production.

In case of purchase, it is possible to rent one of the buildings, generating income as well as the full use of the spaces.

-Values

For sale: R\$ 42,000,000.00

Lease: R\$ 235,162.00

IPTU (tax): R\$ 17,857.32 x 10

- Potential uses

Medium Large Vehicle Dealership

Vocational higher education institutions

Hospital Clinical Analysis Laboratory

Logistics & Distribution Company

Small Medium Manufacturing

Service companies in general

Self storage large volumes



Goods warehouse
Mid-sized home center
Call center

- Property Features:

-Terrain

Area of 5,225.81 m²

130 car spaces

9 parking spaces for motorcycles

-Buildings

Building 1 - Construction system: precast

Currently empty in need of cleaning and low maintenance

It is possible to remove the mezzanine, freeing up a total ceiling height of 9 m

Total area: 2,571.67 m² spread over two floors

Ground floor: 1,380.72 m²

First floor: 1,190.95 m²

Building 2 - Construction system: precast

Currently configured for offices with cleanliness and low medium maintenance needs

Total area: 1,471.05 m²

Ground floor: 468.30 m²

First floor: 66.15 m²

Second floor: 468.30 m²

Third floor: 468.30 m²

-Facilities

Camera monitoring system

High Capacity Generator

Elevator (Building 2)

Water tower

Heliport

-Location

Within walking distance of the main highways in the region, all with excellent road network, signage and monitoring. Direct and fast access to the entire interior of the state, Baixada Santista and neighboring states.

Presidente Castello Branco Highway (8 km), Anhanguera Highway (5.4 km), Bandeirantes Highway (7.0 km), Mario Covas Ring Road (17.0 km).

- REF: ITH2472

Comune

Bagni: 10

Finito piedi quadrati: 4042,72 mq



Dimensione del lotto: 5225,81 mq

Lease terms

Date Available:

Contact information

IMLIX ID: ITH2472

