



## Office Block For Sale in Mosta



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,566,127.5

### Locatie

Aanbevolen Auto Onderdelen:	Malta
Geplaatst:	03-04-2025
Omschrijving:	

Office block for sale in Mosta located in the main commercial area of the town.

This rare to find office block for sale features Four floors of offices 70sqm each

Penthouse office 50 sqm internal

Basement 70sqm

Kitchenette and WC facility on each floor

Large glass apertures

Separate entrances for the ground floor and other levels

Lift

Freehold

This office block for sale is ideal for a business with multiple departments or as a rental investment.

About Mosta

Mosta is one of the largest towns on the island occupying an area of 6.8 km<sup>2</sup> and around 19 200 inhabitants. The town is situated in the centre of the island. The town's central location makes it easily accessible from all parts of the island making it a popular hub for both residents and tourists alike.

With a range of office spaces available for rent or commercial premises to purchase from newly build office centres to the traditional townhouse style offices Mosta offers a diverse and vibrant community for businesses to operate efficiently.

Distance from key locations Malta International Airport 7.8 km.

Valletta 7.7 km.

Gozo Ferry Cirkewwa 13.2 km.

Central Business District Mriehel 3.2 km.

Prime Office Block for Sale in Mosta's Commercial Hub

Nestled in the bustling commercial district of Mosta this exceptional office block for sale offers a rare opportunity for discerning investors.



Spanning four floors each boasting 70sqm of space along with a penthouse office featuring an additional 50sqm internally this property provides ample room for various business operations. Additionally a 70sqm basement adds versatility and storage options to the layout.

Equipped with kitchenette and WC facilities on every floor as well as large glass apertures that flood the space with natural light this office block for sale combines functionality with aesthetics. Separate entrances for the ground floor and other levels ensure convenience and privacy while a lift provides easy access throughout the building.

With the added benefit of freehold ownership this office block for sale presents an ideal opportunity for businesses seeking accommodation for multiple departments or astute investors looking to capitalize on the rental market.

## How Investing in Commercial Property in Malta Makes Sense for Business Owners

Investing in commercial real estate in Malta today presents several opportunities for high returns but as with any investment the return on investment ROI largely depends on a range of factors. Here s a detailed look into what businesses and investors should consider when evaluating ROI in Malta s current commercial property market.

Malta s real estate market has remained relatively strong over the past few years buoyed by consistent demand in commercial spaces due to the island s growth as a business hub. This includes sectors such as gaming finance IT technology and professional services which continue to drive demand for office and industrial spaces. Areas like Valletta Sliema and St. Julian s have traditionally been the top performing locations due to their accessibility status and infrastructure.

## Key ROI Factors in Commercial Property Investment in Malta

### Location

The location of the commercial property plays a pivotal role in ROI. Premium areas like Valletta and Sliema command higher rental rates but properties in these locations can also offer higher upfront costs. On the other hand more affordable areas such as Birkirkara and Mosta may provide opportunities for higher rental yields relative to the investment cost which could result in better long term returns.

### Property Type

Offices retail spaces and industrial properties all yield different returns. Office space in prime locations is often seen as a secure long term investment with good rental income. Retail spaces particularly in high traffic areas can provide attractive returns but may come with more volatility due to market trends and consumer behavior.

### Capital Appreciation

Over the last decade property values in Malta have steadily appreciated making commercial property a sound long term investment. However ROI can be influenced by market cycles and economic factors such as interest rates inflation and demand for space.

### Air Conditioning

### Glass Curtain Wall

### Ground Floor

### Lift Access

### Open Space

### Private Entrance

### Soffit Ceilings

### Storage

### Terrace

### View Building



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## Algemeen

Badkamers: 4  
Afgewerkte vierkante meter: 400 m<sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/GSAZ-T1078/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1078/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mt44201430

