



## Commercial premises for sale with Garage - PATAIAS



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 279,833.31

### Location

Country: Portugal  
State/Region/Province: Leiria  
City: Alcobaça  
ZIP code: 2445-356  
Posted: Jul 02, 2024

### Description:

ECI offers you this commercial space with an area of 256.30m<sup>2</sup> plus a garage in the basement of 78.56m<sup>2</sup> with direct access from the inside and an electric gate from the outside.

All commercial activities are possible, including restaurants. This business is very nice because of its ceiling height of 3.36m and has a lot of light with wide glazed windows and almost 40 linear meters facing 3 streets, in urban drawer situation. which borders 5 streets.

It is located on the ground floor of a building of 12 apartments and built in 2011.

150 m from the main avenue with post office, pharmacy, physiotherapy clinic, banks, cafes, restaurants and several other shops.

The basement spaces have basement access door with direct access to vehicles for unloading of level of goods and has private internal access to the store by stairs, with possible possibility of mounting-loads;

The interior finishes will be made by the buyer according to the activity of the same.

Possibility to acquire a second adjacent fraction that can transform your establishment into 393.41m<sup>2</sup> of surface + 135m<sup>2</sup> of garage in the basement.

This is not a trespass, but a sale of property.



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Energy Rating: B

#ref:GAP-9841

New: Yes

## Common

Bathrooms: 3

Finished sq. ft.: 256.3 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/BRIR-T114/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BRIR-T114/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: GAP-9841

