



## Commercial Building for sale in Chania Crete



### Agent Info

Name: Niall Madden  
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Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
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### Listing details

Property for: Sale  
Price: USD 3,136,431.6

#### Location

Country: Greece  
State/Region/Province: Crete  
City: Chania  
Address: Makris Toixos 29  
ZIP code: 73131  
Posted: Mar 18, 2025  
Description:  
Commercial Building for sale in Chania Crete Greece

Esales Property ID: es5554267

#### Property Location

Makris Toixos 29, Chania 73131

Chania

Crete

73131

Greece



## Property Details

This exceptional commercial property offers a unique investment opportunity in the heart of Crete. With its prime location, versatile space, and modern amenities, this property is ideal for businesses in the food sector or as a promising hotel development. <https://www.lougiakis.gr/>

## Property Overview

- \* **Location:** Strategically located just 3.4 km from the center of Chania, 10 km from the port of Souda, and 17 km from Chania International Airport.
- \* **Accessibility:** Easily accessible from two sides by a road, with two bus stops conveniently located in front.
- \* **Proximity to Attractions:** Situated only 1 km from the renowned Golden Beach, offering easy access to one of Crete's most popular destinations.
- \* **Renovations:** The property has undergone extensive renovations to ensure it meets modern standards, including central drainage, a three-phase electricity supply, air conditioning, refrigeration, security systems, heating, and multiple offices.

## Building Details

- \* **Main Building:** A spacious 1780 square meter building, providing ample space for various commercial activities.
- \* **Additional Buildings:** Two smaller buildings totaling 166.85 square meters, offering additional flexibility for storage, office space, or other purposes.
- \* **Buildable Area:** 2,815 square meters of buildable land, allowing for future expansion or development.

## Investment Opportunities

- \* **Food Industry:** The property's location and facilities make it ideal for businesses in the food sector, such as restaurants, cafes, or food processing facilities.
- \* **Hotel Development:** The prime location and proximity to popular attractions present a promising opportunity for developing a hotel or accommodation facility.
- \* **Commercial Use:** The property can also be used for a variety of commercial purposes, including retail, offices, or light industrial activities.

## Key Features

- \* **Modern Amenities:** Central drainage, three-phase electricity, air conditioning, refrigeration, security systems, heating, and multiple offices.
- \* **Prime Location:** Conveniently located near the city center, port, airport, and Golden Beach.
- \* **Versatile Space:** A variety of building sizes and configurations to suit different business needs.
- \* **Development Potential:** Ample buildable land for future expansion or development.

## Seller Information



The current owners will require approximately six months to relocate their business from the property. This provides potential buyers with ample time to plan their acquisition and transition.

This exceptional commercial property offers a rare opportunity to invest in a prime location in Crete. With its versatile space, modern amenities, and potential for multiple uses, it is an ideal investment for businesses seeking to expand or establish a presence in this thriving region.

## ABOUT THE AREA

Chania, a captivating city on the western coast of Crete, Greece, is a treasure trove of history, culture, and natural beauty. With its Venetian Old Town, picturesque harbor, and stunning beaches, Chania offers a unique blend of old and new.

### A Walk Through History

The Venetian Old Town, a UNESCO World Heritage Site, is a labyrinth of narrow cobbled streets lined with Venetian mansions, charming cafes, and boutique shops. Admire the intricate architecture, visit the Maritime Museum, and explore the bustling central market. Don't miss the iconic lighthouse at the end of the Venetian harbor, a symbol of Chania's maritime heritage.

### Nature's Playground

Chania is surrounded by breathtaking natural landscapes. Explore the Samaria Gorge, one of Europe's longest gorges, for a challenging but rewarding hike. Relax on the sandy beaches of Elafonisi, known for its pink sand and crystal-clear waters. Discover the secluded coves and hidden gems along the Akrotiri Peninsula.

### A Culinary Delight

Indulge your taste buds with the delicious Cretan cuisine. Sample fresh seafood, grilled meats, and traditional dishes like moussaka and pastitsio. Enjoy a leisurely meal at a beachfront taverna or discover hidden gems in the old town's narrow streets.

### A Cultural Experience

Chania offers a vibrant cultural scene with museums, art galleries, and festivals throughout the year. Immerse yourself in the local traditions, listen to traditional Cretan music, and experience the warm hospitality of the locals. Chania is a city that captures the heart and soul of Crete.

## MAiN FEATURES:

- \* 4942m2 plot
- \* Stunning Views
- \* Private Parking



- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Greece

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## **Common**

Finished sq. ft.: 4942 sq m

## **Utility details**

Heating: Yes

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.726.596

