



## Apartment for sale in Messadine Tunisia

### 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 3,938,353.94

### Location

Country: Tunisia  
Posted: Jun 15, 2025

#### Description:

Seize this unique opportunity to acquire two prime industrial properties generating stable and attractive rental income. Located in a dynamic and strategic industrial area these properties are ideal for savvy investors looking to diversify their portfolio with high performing assets.

#### Details of Available Lots

We offer two specific lots benefiting from quality locations and tenants

Lot 1 Precision Mechanics Factory

Client Renowned French company.

Floor area 3 070 m2.

Covered area 2 500 m2.

Activity Precision mechanics.

Gross annual income 115 000.

Annual net income 103 500.

Annual rent increase 5% guaranteed.

Lot 2 Used Items Factory

Client Established Tunisian company.

Land area 5 500 m2.

Covered area 3 300 m2.

Activity Manufacture of second hand items.

Gross annual income 163 000.

Annual net income 146 000.

Annual rent increase 5% guaranteed.

Why Invest in These Lots

Secure Rental Income Benefit from guaranteed and indexed rents with an annual increase of 5% ensuring



constant growth in your income.

Quality Tenants Benefit from the stability offered by solid national and international companies.

Strategic Location The premises are ideally located on a main road in an active industrial area ensuring excellent accessibility and optimized logistics.

Growth Potential Invest in assets whose value is expected to grow over the long term thanks to increasing rents and sustained demand for quality industrial space.

#### Contact Us

These lots represent a rare opportunity in the industrial real estate market. To obtain detailed documentation arrange a viewing or discuss acquisition terms contact our team today.

Invest wisely and secure solid passive income for the future.

#### Services

Access control

On the street corner

Automatic water extinguisher

Unloading dock

Computer network

Metal curtain

Tow Away Zone

Carport

Fence

Outdoor lighting

Fire alarm

Optical fiber

Guardian

Video surveillance

On the street corner

Pillars

Unloading dock

Metal curtain

Fire hose hydrant

#### Common

Finished sq. ft.: 5800 sq m

#### Lease terms

Date Available:

#### Additional information

Website URL: [http://www.arkadia.com/GSAZ-T76965/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T76965/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Contact information

IMLIX ID: tn61655700



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