



listing



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 713,879.56

Location

Country: Greece
 State/Region/Province: Epirus
 City: Ioannina
 ZIP code: 452 21
 Posted: Jan 12, 2026

Description:

A high-standard commercial property in the center of Ioannina, in the Agia Marina area! This 437 sq.m shop with a metallic structure has a height of 5 meters, a facade of 26.5 meters, and 9 parking spaces, making it an excellent investment opportunity for corporate offices, healthcare interests, or commercial use.

The property is developed at ground level with a metallic construction measuring 26.5 x 17 meters and a height of 5 meters, offering limitless possibilities for configuration and flexibility in use. It features 3 fully equipped bathrooms, 9 parking spaces in an open area, three-phase power, thermally broken aluminum frames with double glazing, and energy class E. The tiled flooring, suspended ceiling, and through layout ensure functionality and comfort. The building is front-facing, bright, airy, sunlit, and has an access ramp for disabled individuals. The large facade of 26.5 meters and the central location make it ideal for any professional activity.

Area & Neighborhood

The shop is located in the Agia Marina area. Nearby, you'll find a park, a farmers' market, a supermarket, the central market, and public transport. The area is residential but also has commercial traffic, ideal for professional use. The southern orientation ensures natural light throughout the day.

List of Advantages & Features

- Type: Ground Floor Shop - Metallic Construction
- Area: 437 sq.m. (large space)
- Year of Construction: 1997, Renovated: 2019
- Bathrooms: 3 full bathrooms



- Parking Spaces: 9 spaces in an open area
- Amenities: Three-phase power (industrial)
- Frames: Thermally broken aluminum with double glazing
- Energy Class: E
- Floors: Tiled
- Orientation: Southern (sunny)
- Features: Front-facing, Bright, Airy, Sunlit, Through
- Height: 5 meters (spacious)
- Facade: 26.5 meters (great visibility)
- Dimensions: 26.5 x 17 meters
- Condition: Very good
- Accessibility: Ramp for disabled individuals
- Equipment: Suspended ceiling, Professional installation
- Suitable for: Corporate Offices, Professional, Healthcare interests, Commercial shop, Showroom, Warehouse
- Advantage: All professional uses allowed
- Location: Near Park, Farmers' market, Super Market, Market, Public transport
- Zone: Residential & commercial

A high-standard shop in the center of Ioannina, ready for use with 9 parking spaces, disabled access ramp, and large facade! Invest wisely in a property with limitless opportunities. Don't miss this chance - contact us today for a visit!

NOTE

The information and details included in this description are based on information from the owner. GreekEstate.eu is not responsible for any discrepancies or inconsistencies.

GreekEstate.eu, Contact Phone: ... , email: ...

Property Code: W5065

NOTE: Identification and your Tax Identification Number (TIN) are required for property showing (according to Law 4072/11-4-2012, Government Gazette 86 A).

All information is based on details provided by the client. The location on the map is the exact area where the property is located.

Built: 1997

Common

Bathrooms: 3
Finished sq. ft.: 437 sq m
Floor Number: 1

Building details

Parking: Yes

Lease terms

Date Available:



Additional information

Website URL:

http://www.arkadia.com/PBNR-T200/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

2101062

