



2272931 - Commercial Office Building For sale, Gazi - Metaxourgio - Votanikos, 380 sq.m., €730.000



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: EUR 730,000

Location

Country: Greece
State/Region/Province: Attica
City: Athens
ZIP code: 10436
Posted: Feb 25, 2026
Description:
Commercial Investment Opportunity for Sale | Central Athens

A high-potential commercial asset in the heart of Athens, strategically located near Koumoundourou Square and Leon Avdi Square, within one of the capital's most actively transforming urban districts.

The offering concerns the 1st and 2nd floors of a six-storey professional building, totaling 380 sq.m. (190 sq.m. per level). Each floor is currently configured as an open-plan industrial/professional space with no internal partitions, providing complete flexibility for redesign and redevelopment.

The layout allows efficient conversion into corporate offices, creative studios, showroom spaces, co-working hubs, or even residential loft-style apartments, subject to the necessary approvals.

Constructed in 1974 and positioned within a designated commercial zone, the building features a freight elevator, three-phase electricity, security door, façade exposure, asphalt road access, and WC facilities on each floor. The total plot area is 400 sq.m. Energy Class E. The property requires renovation, offering substantial value-add potential through modernization and strategic repositioning.

A key advantage is the possibility of change of use to residential, significantly enhancing its investment profile. Conversion into apartments or loft units aligns with the strong and consistent housing demand in



the broader Metaxourgeio–Koumoundourou corridor.

Depending on the final acquisition structure and applicable investment thresholds at the time of purchase, the property may also qualify under the Greek Golden Visa program, subject to compliance with current legal requirements—adding an additional layer of appeal for international investors.

The two floors can be acquired together or separately, allowing flexibility in capital allocation and development strategy.

This is not just commercial space.

It is a scalable urban redevelopment opportunity in central Athens, combining prime location, conversion flexibility, residency potential, and long-term appreciation dynamics.

Send us a direct message for the full investment brief or to arrange a private viewing.

PROPERTY ID: AC-189

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: info@ktimatoemporiki.gr

website: <http://ktimatoemporiki.gr>

Built: 1974

Common

Finished sq. ft.: 380 sq m

Lot Size: 400 sq m

Floor Number: 1

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/FMTB-T555/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 2272931



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

