



## Mixed-use building with high investment potential in the center of Olhão



### Agent Info

Name: Pera Premium Properties  
Company Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone:  
Languages: English, Portuguese  
Website: <https://www.perapremiumproperties.pt>

### Listing details

Property for: Sale  
Price: USD 753,169.14

#### Location

Country: Portugal  
State/Region/Province: Faro  
City: Olhao  
Address: Olhão  
Posted: May 11, 2026

#### Description:

Fully owned building located in the center of Olhão, in one of the most authentic and growing areas of the Algarve. An excellent investment opportunity for those looking for a project with high profitability potential.

Discover the perfect balance between tradition and modernity in this building located on the prestigious Rua do Comércio, one of the most emblematic and historic arteries of the city. A versatile property that allows you to combine commerce on the ground floor, housing on the upper floors and the creation of a private terrace overlooking the historic center.

With a total area of 170.65 m<sup>2</sup>, the property is spread over two floors and has a flexible configuration, ideal for different solutions, from multifamily housing to independent units for monetization.

#### Distribution:

Ground floor with 5 compartments



First floor with 8 compartments and access to terrace

It also includes rooms for independent use, highlighting a fraction on the first floor with 139 m<sup>2</sup> of gross private area.

The property is in need of total rehabilitation, and is currently unlicensed and has poor habitability conditions, thus offering the possibility of developing a fully customized project.

**Highlights:**

- Central and strategic location
- Strong potential for appreciation after rehabilitation
- Versatility for commerce and housing
- Possibility of creating several units
- High demand in the area

A unique opportunity to develop a differentiating project in one of the most sought-after areas of the Algarve. - REF: AB026 OH

New:	No
Condition:	Must be reformed
Built:	1937

**Common**

Finished sq. ft.:	299 sq m
Lot Size:	171 sq m

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: AB026 OH

