



Shop in Monte Gordo - 400m from the beach



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 139,620.8

Location

Country: Portugal
State/Region/Province: Faro
City: Vila Real de Santo António
ZIP code: 8900-400
Posted: Aug 21, 2026

Description:

Leased Store with Yield and Appreciation Potential - Monte Gordo | 400m from the Beach

Investment opportunity in one of the most sought-after areas of Monte Gordo.

Store with 30.88 m², located on the ground floor of the Veleiro Building, on Rua Diogo Cão a street with an elevated pedestrian crossing and only 400 meters from the beach.

The property is currently leased for commercial use, with a contract valid until March 2027, guaranteeing immediate income for the investor.

Key Data:

Gross private area: 30.88 m²
Use: Commercial
Location: Ground floor

Lease Agreement:

Current rent: €400/month
Fixed-term contract until March 2027
Annual updates foreseen in the contract, according to legal coefficients



Appreciation Potential:

The current rent is below the values practiced in the region for spaces with these characteristics and location. There is room for rent increases, as stipulated in the contract, and it is also an area with high demand, which facilitates placing it on the market at higher prices.

Strategic Location:

Only 400 meters from the beach

Central area of Monte Gordo

Street with high pedestrian traffic

Strong demand throughout the year

Note:

Property sold with a current lease agreement. Possibility of negotiating early departure of the tenant, without guarantee.

Energy Rating: C

#ref:CS-LOJ-94457

Common

Bathrooms: 1

Finished sq. ft.: 30 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/YUPI-T17824/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: CS-LOJ-94457

