



Warehouse for Investment in Fiães



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 229,455.68

Location

Country: Portugal
State/Region/Province: Aveiro
City: Santa Maria da Feira
ZIP code: 4505-375
Posted: Sep 10, 2026

Description:

Excellent opportunity for investment or development of business activity in Fiães, Santa Maria da Feira, in a location with good access and proximity to the N326
The property has a built area of 833 m², spread over 3 floors, inserted in a plot with 3,409 m², of which approximately 2,577 m² correspond to patio

PROPERTY FEATURES

Ground floor:

Large space for the workshop;
Administrative support area;
Men's and women's changing rooms.

1st floor:

Administrative areas;
Spaces to support the activity.

2nd floor:

Ample and versatile space;
Bathroom;
Balcony.



Due to its size, configuration and distribution, the property has potential for different business uses, namely warehouse, workshop, commerce or services, always subject to the respective urban framework and licensing.

LOCATION

Located next to the Parque das Ribeiras do Rio Uíma, in a connection area between Fiães and Lobão, the property benefits from a quiet location and good access to the N326 and the main roads in the region. In the surroundings, villas, rustic land and activities of a local nature predominate, providing a balance between

Accessibility and tranquillity

KEY HIGHLIGHTS

833 m² of built area

3,409 m² of lot area

2,577 m² of patio

3 floors

Spacious and versatile spaces

Administrative areas

Men's and women's changing rooms

Balcony

Good access

IMPORTANT INFORMATION

The property does not have a license for use, and the Seller has conveyed the possibility that there are not all the urban titles necessary for its use, a situation that must be duly analysed by the interested party.

There are also divergences between the areas included in the Urban Land Registry and the Land Registry, related to an extension request submitted to the City Council that is not reflected in the land registry.

Part of the building is covered by areas classified as RAN and REN, and only part is inserted in an urbanizable area.

The property may be subject to a deed, and the interested party must previously confirm the urban and registration situation and the possibilities of use with the competent authorities

An opportunity with area, outdoor space and location for those looking for a business property with the potential to adapt to different needs.

Contact us for more information or to schedule a viewing.

Energy Rating: Exempt

#ref:ARMNS004

Common

Bathrooms:	2
Finished sq. ft.:	1776 sq m
Lot Size:	3409 sq m

Lease terms



Date Available:

Additional information

Website URL: http://www.arkadia.com/THPZ-T11972/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: ARMNS004

