# Commercial Building 1,288 SQM For Sale

## **€3,500,000** Negotiable

Arch. Makarios III Avenue, Nicosia

## **Key Facts**

• 1,288 m<sup>2</sup> Covered Area

• 788 m<sup>2</sup> Land Size

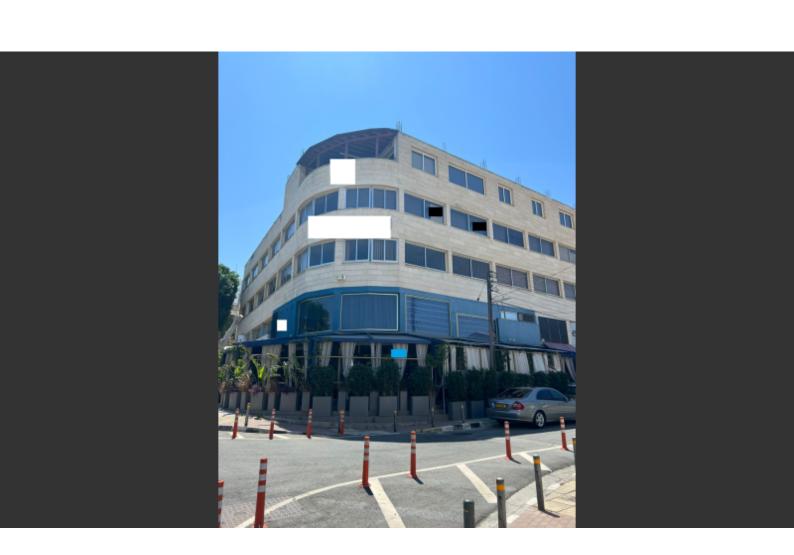
• 37 m<sup>2</sup> Covered Verandas

• Uncovered verandas: 182m<sup>2</sup>

• Year Built: 1980

• Title Deed: Available

ID: 30488



#### **Indoor Features**

### **Outdoor Features**

- Air Conditioning
- Elevator
- Fitted Kitchen
- Male and Female W/C
- Mezzanine
- Reception
- Utility Room
- Ventilation System
- EPC Energy Class: Pending

• On Street Parking

## **Description**

Large Commercial Building For Sale on Arch. Makarios III Avenue, Nicosia with Title Deeds

Located on one of the most active and central roads in the capital

It boasts excellent access to neighboring communities including the city center!

Contains a license to build additional floors!

Currently rented, generating an income of 10,000 euros per month!

Corner Position!

1,288m2 of Net Indoor area

132m2 of Mezzanines

37m2 of Covered Veranda

182m2 of Uncovered Veranda

788m2 of Land area

**On-street Parking** 

Nearby large public parking

5 Ground Floor Shops with Mezzanine

7 Offices

Reception

Conference Room

W/C

Kitchen

Storeroom

Elevator

A/C

Ventilation System

Year of Build: 1980-1996

Excellent Condition
Solid Structure
This commercial building is a compelling investment opportunity!
It is currently rented for 10,000 euros per month, with the potential to increase

Contact us for full information and for a private viewing