

#64206

Warehouse in Alambra for Sale

📍 Alambra, Nicosia

€230,000






Overview

Specifications

Covered

 **370 m²**

Type	Warehouse
Toilets	3
Plot	1126 m²
Status	Resale

Year of construction	2006
Title deed	No
Furnished	Unfurnished
Energy efficiency rating	 Certificate expected

Description

Warehouse in the community of Alambra, in the District of Nicosia. The plot abuts a registered road on its southern boundary with a frontage of approximately 23 meters, it is located approximately 740 meters north of the Nicosia - Larnaca motorway and approximately 700 meters west of the Eleftheriou Avenue (old Nicosia - Larnaca road).

The property enjoys very good access to the motorway and the center of the Municipality of Idalio. It is located close to all necessary services and facilities, while similar facilities and industrial warehouses of various companies are located nearby.

The warehouse consists of a single workshop area, kitchen, office, two WC, shower and a mezzanine above the kitchen and WC. The warehouse was extended on the western part of the property, creating a paint shop and an additional mezzanine without obtaining the necessary permits. The total storage area is approximately 370 sq.m. and the administrative area is approximately 40 sq.m.

It should be noted that the warehouse is located on a field with a total area of approximately 3,265 sq.m.

It is noted that the property has a distribution agreement and the share for sale (1126/3265 shares) concerns the warehouse no.1 in the southern part of the property (no. 1 - Red color) as shown in the attached plan.

The shop is rented for €1.000/month. According to the asking price the shop has a yield of 5.2%.



ΠΡΟΣΟΧΗ/ATTENTION

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| Additional information



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