



## Funchal (Sé) - Commercial property



 **47,24**  
Area (m<sup>2</sup>)

 **Garage**

**140 000 €**  
(EUR €)

### Of course, here is a more detailed description of the commercial property: Commercial Property Investment Opportunity in Funchal Center

This is a unique opportunity for investors interested in acquiring a commercial property strategically located in the heart of Funchal, Madeira. With a total area of more than 1,000m<sup>2</sup>, this space offers a wide range of investment possibilities and excellent profitability.

#### \* Key Features:

- Premium Location: Situated on the ground floor in the Arcadas do Pelourinho, this property is centrally positioned between the Savoy Insular and the new museum, ensuring high visibility and foot traffic.

This prime location is ideal for attracting both tourists and locals.



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**São Martinho, Funchal**  
**AMI 23780**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



**\* Complete Infrastructure:**

- The property is equipped with exhaust facilities, making it especially suitable for businesses in the restaurant business. The store has private parking in the garage, providing convenience for both customers and employees.

**\* Versatility of Use:**

- Space flexibility allows for a variety of commercial uses.

As of December 2023, several business branches have been established at the site, including cosmetics, luxury goods, apparel, accounting, and international cuisine, such as an Italian pizzeria, sushi/kebab, and Mexican restaurant/craft brewery. This demonstrates the space's ability to adapt to different types of businesses and markets.

**\* Profitability Potential:**

- Current Profitability: Currently, the property offers a profitability of 8% per year, providing a solid financial return for investors.

**\* Growth Outlook:**

- With optimistic projections, there is a possibility of increasing profitability to 12% by 2025. This growth potential is attractive to investors looking to maximize their return over time.

**\* Investment Conditions:**

- Lease Agreement: The conditions of the lease agreement will be discussed at a scheduled in-person meeting. Interested parties should contact us to schedule a meeting and obtain detailed information about the contract.

**\* Exchange Option:**

- An exchange option is also available, subject to negotiation and agreement between the parties involved.

This is an unmissable opportunity for investors looking for a commercial store with high return potential and versatility of use.

For more information and to schedule a site visit, please contact us.

We are on hand to provide you with all the necessary details and help you make a solid and profitable investment in the centre of Funchal.

**\*\*** The conditions of the lease agreement will be discussed at a scheduled face-to-face meeting. This implies that in order to obtain detailed information about the lease agreement, it is necessary to set up a face-to-face meeting. In addition, we inform you that during the period of disclosure and commercialization, the management company of the commercial spaces reserves the right to change the conditions, values and availability of the commercial spaces at any time. **\*\***

Add Color to Your Dream!

Ease of Payment and Bank Financing.



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We help you find the best solutions on the market!  
Take advantage of this free service we have to offer you;

## Property Features

- Air conditioning
- Garage
- Private condominium
- Lift
- Quiet Location
- Domotics
- Energetic certification: C
- Proximity: Shopping, Restaurants, City, Pharmacy, Public Transport
- Built year: 2006
- Drive way
- Electric garage gate
- Central location
- Security door
- Mains water



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