

LX - 2192

Reference

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Paranhos - Commercial property



6 090 000 €

(EUR €)

46 000 € / Month

(EUR €)

Store for Sale in Rua da Constituição – Versatile Space in the Heart of Porto

We present a unique opportunity at the prestigious Rua da Constituição, nº 906, in Paranhos, Porto. Located in a central and consolidated area, this fraction stands out for its versatility, large floor area and excellent accessibility, being ideal for various types of business.

Property Features

- ▣ Two floors (Floor 0 and Basement) with large and functional spaces
- ▣ Floor 0: Entrance hall, circulation corridor, bar, nursery, open-space rooms, changing rooms and sanitary facilities
- ▣ Basement: Circulation corridors, swimming pool, changing rooms, technical and storage areas

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Avenida 5 de Outubro, nº102 - 2º andar Sala J, 1050-060 Lisboa
AMI 10563

¹ (Call to national fixed network) | ² (Call to national mobile network)

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▮ Access between floors by interior staircase and elevator

With a previous configuration intended for a health club, this space allows multiple adaptations, being ideal for gyms, clinics, wellness centers, offices, services or retail.

Strategic Location

Located in the Constituição – Marquês area, the store benefits from a strong pedestrian flow and excellent access:

▮ 250m from Santa Maria Hospital

▮ 600m from Lapa Church

▮ 1.4km of Porto City Hall

▮ 2km from the University Campus, São João Hospital and Dragão Stadium

▮ 900m from the A20 and a few minutes from the city's main roads

Additionally, the property has 164 parking spaces located in the basements (-3 and -4), an asset for customers and employees.

□ A space of excellence for successful businesses. Contact us for more information or to schedule a visit!

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