



# AV. ANTERO DE QUENTAL BUILDING PONTA DELGADA

# EXCELLENT INVESTMENT OPPORTUNITY

Building developed on 6 floors, 5 above the threshold and one below, with a total gross construction area of 10,510.27 m<sup>2</sup>, intended for Commerce and Services,

Excellent location, in one of the most developed areas of the city of Ponta Delgada, benefiting from excellent access and close proximity to various services and commercial surfaces,

It has several divisions, with the possibility of individual or joint rental, most of which are leased, with an above-average annual income.







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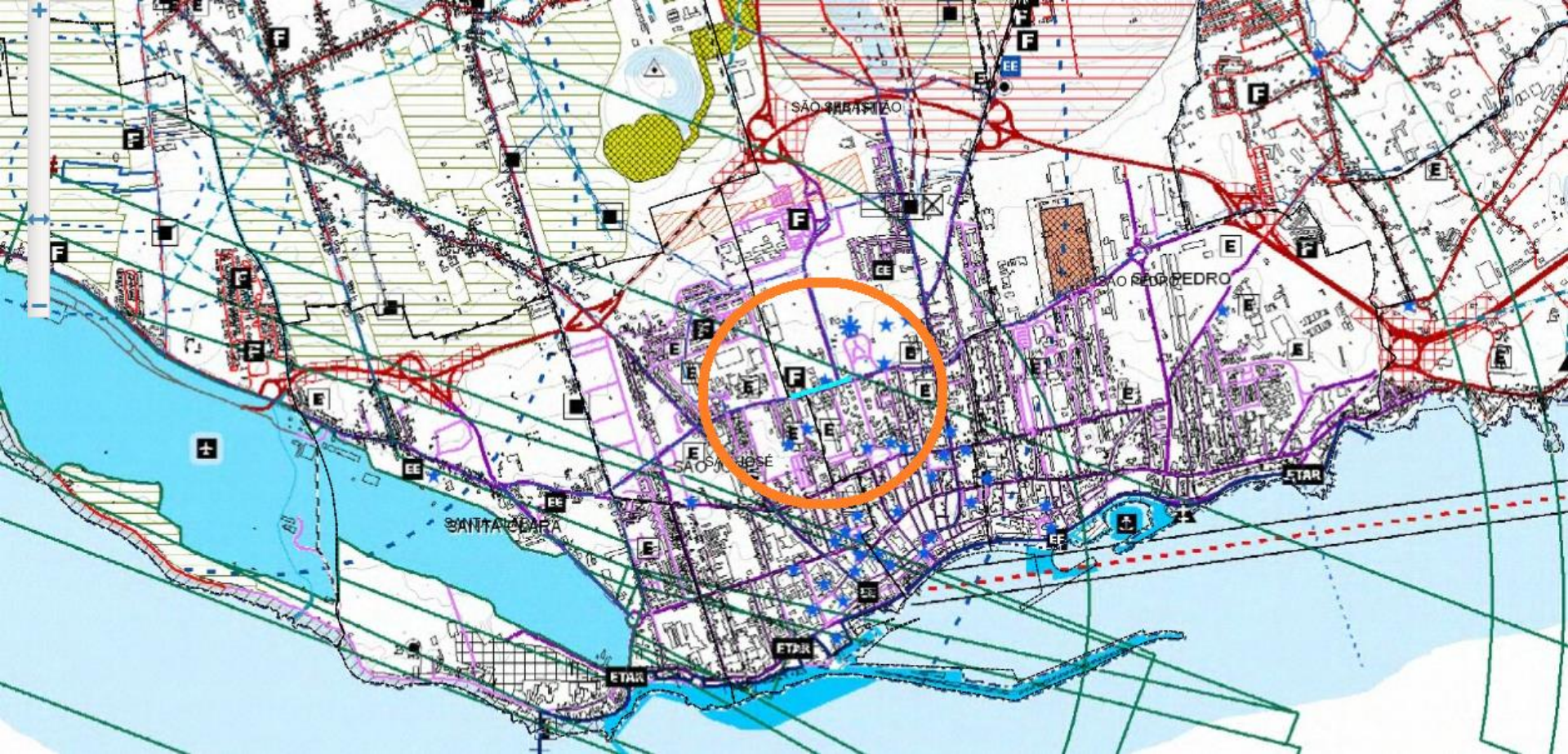
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Red truck with white horse logo

Red truck with white horse logo

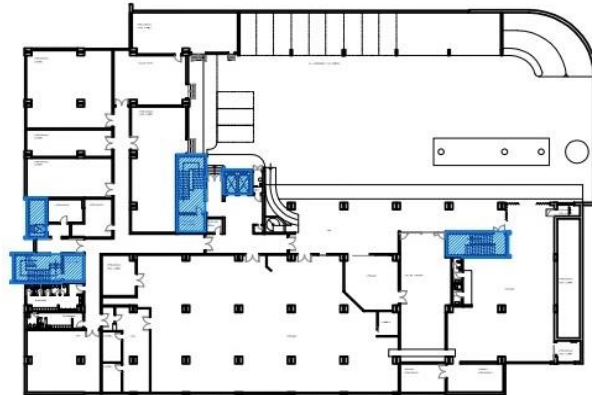
Red truck with white horse logo



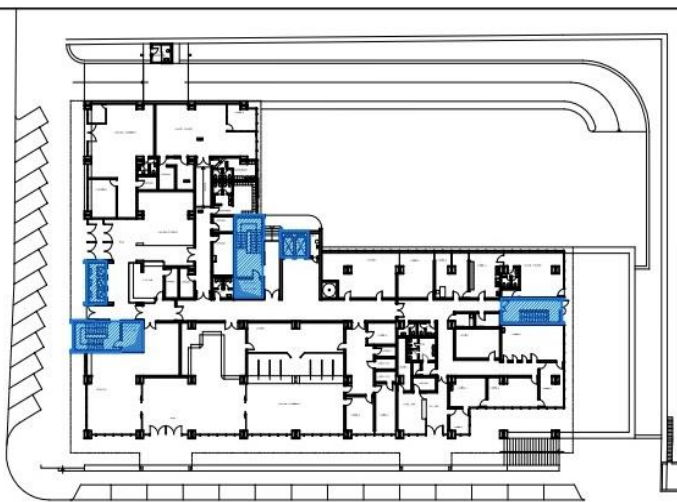
# LOCATION

<https://goo.gl/maps/BBMhJ6C2UYqrhFV3A>

PISO -1 | Cave

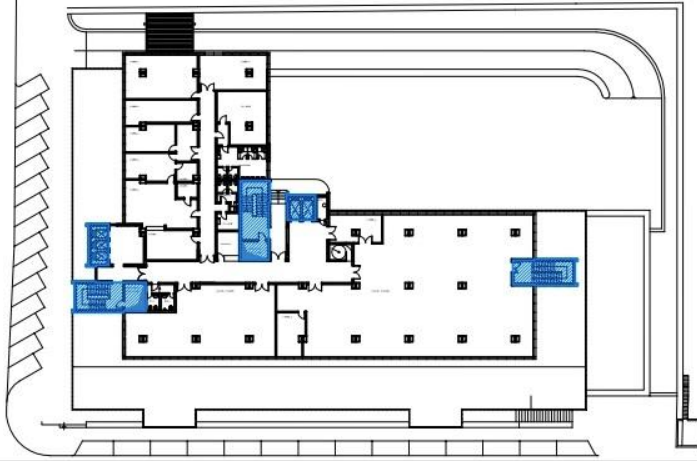


PISO 0 | Rés do Chão



Floor -1  
and  
ground floor  
plans

PISO 1

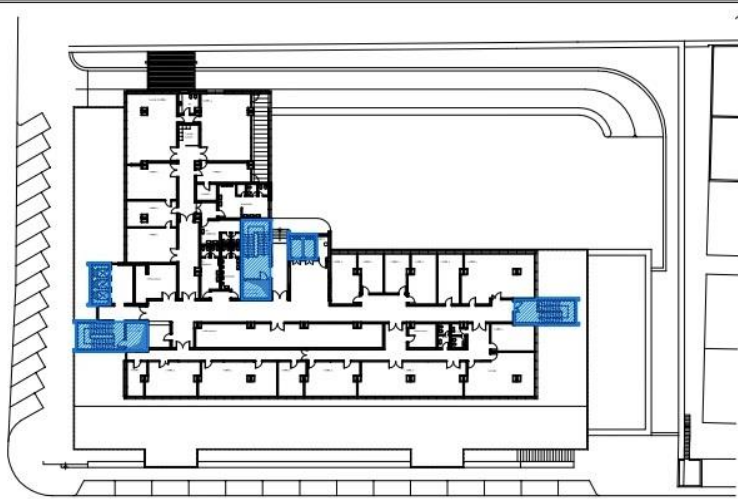


PISO 2

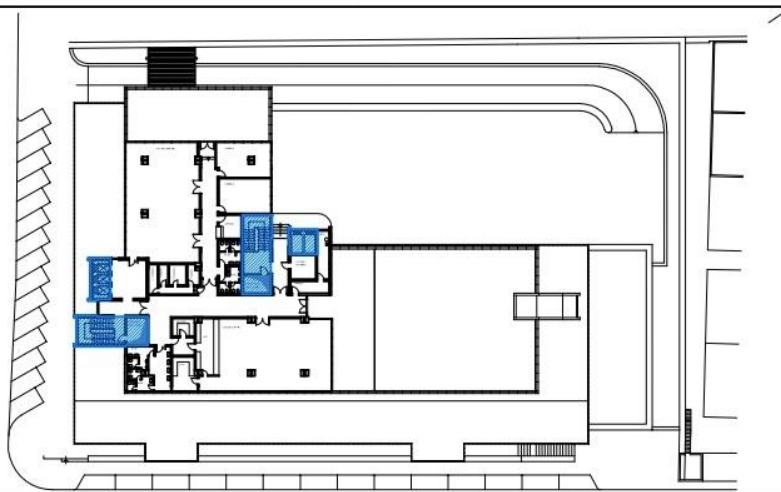


Floors 1 and 2  
plans

PISO 3



PISO 4



Floors 3 and 4  
plans



# INCOME OF LEASED DIVISIONS

Division	Lease date	Duration	Monthly value
Floor 3/ Offices: 543m <sup>2</sup> ; Floor 0/Store: 431m <sup>2</sup> ; Basement: 1647m <sup>2</sup> ; 9 Outdoor Parking Spaces	01-12-2018	5 Years	29.681,35 €
Floor 1/ Offices: 589m <sup>2</sup> ; Floor 0/ Call Center: 130m <sup>2</sup> ; Basement/Technical Room: 250m <sup>2</sup> ; 1 parking place	01-12-2018	10 Years	7.498,45 €
Floor 3/ Offices: 642,50 m <sup>2</sup> ; 1 outdoor parking space	01-01-2019	5 Years	4,598,82 €
Floor 2/ Offices: 1215,46m <sup>2</sup> ; 1 parking space	01-01-2019	5 Years	8,698,86 €
Floor 2: 113,40m <sup>2</sup>	01-01-2019	5 Years	811,60 €
Floor 0 : 171,00m <sup>2</sup>	01-06-2019	10 Years	2,574,02 €
Store/Floor 0: 125,00m <sup>2</sup>	02-11-2021	5 Years	1,639,02 €
Antennas			2 524,84 €
			58 026,56 €

# LEASABLE DIVISIONS

FLOOR	TPOLOGY	AREA (m2)	RENT VALUE (m2)	MONTHLY VALUE
0	LOJA	482,00	8,00 €	3 856,00 €
1	ESCRITÓRIO	669,00	5,72 €	3 828,56 €
4	SERVIÇOS	257,00	10,00 €	2 570,00 €
4	ESCRITÓRIO	278,00	6,75 €	1 876,56 €
				12 131,12 €

# SUMMARY

ASKING PRICE 12 100 000,00 €

Current annual income 696 318,72 €

Leasable potential 145 573,44 €

Potential annual income 841 892,16 €

Annual yeild

Current: 5,75 %

Potential 6,96 %

# FOLLOW THE LINK



<https://www.coldwellbanker.pt/en-gb/property/building-for-commerce-and-services-in-ponta-delgada-sao-jose/18894618?sys=5>

Or contact us for more information



**COLDWELL  
BANKER**  

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**HOUSELIFE**

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