

#185286

# Mixed Use Commercial Building in Latsia, Nicosia

€695,000





# Overview

## Specifications

Covered

 **682 m<sup>2</sup>**

Type	<b>Shop</b>
Plot	<b>462 m<sup>2</sup></b>

Year of construction	<b>1999</b>
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## Description

Prime Corner Retail Shop with excellent street frontage located in the commercial area of Agios Eleftherios, Latsia, Nicosia. Property Highlights: • Internal Ground Floor Area: 227sq.m. • Mezzanine Area: 80sq.m. • Basement Area: 309sq.m. • Total Road Frontage: Approximately 39m, on Archiepiskopou Makarios III Avenue and Iron Street  
Financial Performance: Current Annual Rent: €1,380 (billboard lease income). Internal Layout: • The property features a spacious open-plan retail area on the ground floor with a bar area, three storage rooms, an accessible toilets, kids' area, staff kitchen, and staff toilet. • The mezzanine comprises two rooms and separate male and female toilets • The basement is used as a parking/storage area and benefits from both internal staircase and external ramp access.  
Location: • Abuts on Archiepiskopou Makariou III Avenue • Approximately 130m southwest of Agios Eleftherios Church • Approximately 305m east of 3rd Primary School of Latsia The property has a separate title deed. Pending issuance of Energy Performance Certificate.



# Additional information

## Contact us



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