



## São João Baptista - Commercial property


**84,2**

 Area (m<sup>2</sup>)

**52 500 €**

(EUR €)

### Shop/Office at Rua 5 de Outubro - Entroncamento

We present a fantastic shop/office with 84 m<sup>2</sup>, located on the ground floor of a building in the heart of Entroncamento.

This space consists of two bathrooms and stands out for its large storefront, which allows abundant natural light to enter, creating a bright and welcoming environment.

The store's privileged location, in one of the city's busy and central streets, makes this space ideal for various types of business.

#### Versatility and Comfort

The layout of this property is perfectly adaptable to different business needs, from retail stores to service offices.

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**Edifício Malhoa Plaza Rua Eduardo Malta Nº. 20 - Escritório 1.1, 1070-073 Lisboa**  
**AMI 21740**

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



The large storefront not only offers excellent visibility for passers-by, but also provides a unique opportunity to display products or services, capturing the attention of potential customers. The two bathrooms are an added benefit, providing comfort for both staff and customers.

### Strategic Location

The location on Rua 5 de Outubro ensures proximity to a wide range of shops, services and public transport, facilitating the daily lives of those who work and visit here.

This is one of the most dynamic areas of Entroncamento, known for its constant movement and easy access to all urban amenities. In addition, the city of Entroncamento is a quiet and prosperous area, offering a pleasant and safe environment to develop any type of commercial activity.

### Ease of Access

Excellent accessibility is another strong point of this property.

With quick access to the main roads, namely the A23 and A1, travel to other locations becomes easy and fast.

This feature is critical for businesses that rely on efficient logistics and frequent interaction with other cities and regions.

### Get to Know and Plan Your Future

Don't miss the opportunity to visit this unique commercial space in Entroncamento.

Book your visit and start planning your business in this store/office that meets all the conditions for success.

The combination of central location, versatility of space, and excellent accessibility makes this property a wise choice for those looking to expand or start a new venture.

For more information or to schedule a visit, please do not hesitate to contact us.

We are available to help you bring your business project to life in this promising space

## Property Features

- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Floors: RCH
- Energetic certification: C
- Built year: 1995
- Main drainage
- Mains water

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