

# For Sale, Retail, Shop, Larnaca, Sotiros, 40m²

For Sale : **€ 80,000**

**Description**
Commercial Shop for Sale – Sotiros Area, Larnaca
Income-Generating Investment in a Prime Commercial Hub

Secure a high-yield real estate investment with this strategically located shop in the vibrant Sotiros area of Larnaca. Currently rented and situated in a high-traffic district, this property is a "turn-key" solution for investors seeking immediate rental income and long-term capital appreciation.

Property Features & Specifications
The unit is well-structured to accommodate a variety of retail or professional uses:
Internal Area: 40 sqm of ground floor space, effectively enhanced by a functional mezzanine.
Construction: Built in 1995, offering a solid and well-maintained structure.
Legal Status: Title deeds are available, ensuring a smooth and transparent transaction.
Current Status: The shop is currently rented, providing an immediate return on investment for the new owner.

Location & Strategic Benefits
Located in the heart of Sotiros, the property benefits from an established urban surroundings:
High Visibility: Situated close to all amenities, including major banks, schools, and retail centers.
Connectivity: Offers quick access to the Larnaca city center and the main motorway network.
Commercial Demand: Positioned in a district known for its steady commercial activity and residential density.

Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

## Details

Property Type: **Retail**
Status: **Available**
Unit Number: **002**
Website

## Main Features

Property Subtype: **Shop**
Construction Stage: **Resale**
Construction Year: **1995**

## Area

Covered Area: **40m²**

# Gallery













