



For Sale, Office, Nicosia, Dali, 1,091m², 2,890m²

For Sale : € 725,000

Description

A well-located industrial complex in the Dali Industrial Area, offering immediate rental income and strong upside potential. The property sits on a 2,890sq.m. plot with approx. 88m frontage along 28 Oktovriou Street, just 630m from the Nicosia-Limassol motorway.

Property Highlights:
• Land: 2,890sq.m.
• Enclosed Areas: 1,091sq.m.
• Administrative Areas: 64sq.m.
• Auxiliary Building: 78sq.m.

Internal Layout:
The asset comprises three warehouses, two office spaces, and an auxiliary building, currently configured into five separate industrial units/workshops.

Financial Performance:
It is currently occupied by four tenants, generating a gross yield of 4.22%, with the potential to increase to approximately 6.65% upon leasing of a soon-to-be-vacant unit.

Location:
•Approx. 630m east of the Nicosia-Limassol motorway (A1)
•Approx. 175m south of Tefkrou Anthia Street

A solid investment opportunity combining stable income, flexible unit configuration, and clear reversionary yield potential in a prime industrial location.

Pending issuance of Energy Performance Certificate.

Details

Property Type: **Office**

Status: **Available**

[Website](#)

Main Features

Town Planning Zone: **Industrial**
Floors Building: **1**

Construction Year: **1992**

Furnished: **Unfurnished**

Area

Covered Area: **1,091m²**

Plot Area: **2,890m²**



Gallery

