

Invest in Industrial Building in São Paulo with Sitting Tenants

Overview

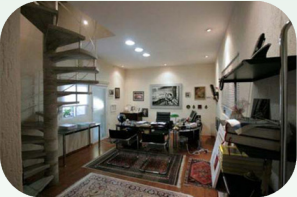
An opportunity to invest in a building with a constructed area of 3,990m², located in the Tietê area of central São Paulo. The building has sitting tenants with a leasehold agreement for the next 60 months (with a current gross monthly rental receipt of R\$ 60,000).



Key Facts About the Investment



- Property is located close to the Avenida Tiradentes in the margins of the Tietê river, within the textile region of Bom Retiro and near to the Luz metro station (which is well linked to all parts of the city);



- Well connected to major highways including the SP-113 (Doutor João José Rodrigues); the SP-127 (Antônio Romano Schincariol); the SP-127 (Cornélio Pires) and the SP-300 (Rodovia Marechal Rondon);

- Within walking distance to the large municipal market and the bustling 25 de Março;



- Total land area: 2,550m²;
- Total constructed area: 3,990m² spread over 3 floors;

- Entry space for loading and unloading two trucks;

- 2 reception areas;

- 10 divided rooms with solid wood flooring;

- Refectory area with potential for further cabin space;

- High ceilings reaching up to 12 metres;

- Floors adapted to withstand heavy weights;

- Dock loading / unloading facilities with scales and weighing hoists;

- For more detailed information on São Paulo city and its surrounding municipalities please see our [state guide](#);



More Information

The initial asking price has been presented at R\$ 8.5 million. The lease has been contractually agreed at R\$ 60,000 for 60 months providing short term security of tenure for the investor and the holder. The IPTU (Imposto Sobre a Propriedade Predial e Territorial Urbana, local government property tax) is currently at R\$ 2,794 per annum and subject to a marginal change (on a yearly basis). Full plans, detailed internal / external illustrations, leasehold contracts, other official documentation etc. can be forwarded under NDA by emailing info@brazilinvestmentguide.com – please title the subject heading as 'São Paulo, Tietê Industrial Building.'

