D1LANCE LEILÕES

Av. Paulista, 1274, 21st Floor, Bela Vista, São Paulo, SP, Brazil

INVESTMENT OPPORTUNITY

Commercial Property in Belenzinho, São Paulo

Private Auction P26089 · Lot 1

The Opportunity

This is a rare 575 m² commercial unit in Belenzinho, offered through a private auction (leilão particular) conducted by D1LANCE. The property is a single large open-plan retail/commercial space with an active glass storefront facing the street, ready to operate with minimal adaptation.

The unit was previously rented for R$ 35,000 per month, giving a real reference point for income potential. It is offered with a minimum opening bid of R$ 1,700,000, a 66% discount to its appraised value of R$ 5,000,000.



Street facade, R. Conselheiro Cotegipe, Belenzinho

Property Details

Address	R. Conselheiro Cotegipe, 210, Belenzinho, São Paulo/SP, CEP 03059-050
Property type	Commercial unit (loja), single open-plan floor, active glass storefront
Built / usable area	575 m²
Land fraction	2.4316%
Title (matrícula)	64.892, 7th Real Estate Registry Office (CRI) of São Paulo/SP
Appraised value	R$ 5,000,000.00

Minimum opening bid	R$ 1,700,000.00 (66% below appraisal)
Minimum bid increment	R$ 25,000.00
Auctioneer's commission	5% of the winning bid (R$ 85,000.00 at the minimum bid)
Occupancy status	Currently occupied
Payment terms	Cash payment only, in full, within 120 hours of the winning bid
Auction window	November 24, 2026, 3:00 PM – December 9, 2026, 3:00 PM (Brasília time)
Auction type	Private auction (leilão particular). Bids are conditional on approval by the seller (Comitente)
Seller (Comitente)	Private seller, represented in the auction as "Leilões Particulares"
Official Auctioneer	José Roberto Neves Amorim, JUCESP 1106

Why This Property

- **Clean title:** no liens, encumbrances, or outstanding debts on the property; property tax (IPTU) is current.
- **No condominium fee:** the unit is not tied to the residential building's condominium and carries no monthly condo charge.
- **Proven income potential:** previously leased for R$ 35,000/month.
- **Strategic location:** close to metro stations, major avenues, and commercial hubs; also near Brás, the region's fashion, wholesale, and distribution hub.
- **Ready infrastructure:** changing room, restrooms, and kitchen already installed, in addition to the main hall, so no major structural work is needed to begin operating.
- **Loading access:** side entrance for goods and deliveries.
- **Nearby parking:** two paved parking spaces in front of the property, available by arrangement.
- **Documentation in order:** title, appraisal report, and certificates have already been gathered and are available for review.

How the Private Auction Process Works

A leilão particular (private auction) is conducted directly by the property's owner (the Comitente), under rules set out in the auction's own edital (the governing legal notice). The process for this specific lot works as follows:

1. Bids are submitted exclusively online through d1lance.com.br, during the auction window listed above.
2. For this lot, bids are conditional: the winning bid is subject to review and approval by the Comitente before the sale is confirmed. If the bid is not approved, the auction is closed with no sale and no right to compensation for the bidder.
3. If approved, the buyer must pay the full bid amount, in cash, within 120 hours, together with the auctioneer's 5% commission.
4. Once payment is confirmed, the sale is formalized through a public deed (Escritura Pública), and possession is transferred once the property is vacated.
5. The buyer then registers the deed at the Real Estate Registry Office (Cartório de Registro de Imóveis) to complete the transfer of ownership.

Because bids are irrevocable once submitted, and this is a cash-only, single-payment auction, we strongly recommend having financing and documentation fully ready before bidding.

Who Can Participate

Both Brazilian and foreign buyers can take part, provided they complete registration and are approved for bidding. In addition to standard identification documents, foreign buyers must also prove their legal stay in Brazil, and cannot claim unfamiliarity with Brazilian law as grounds to challenge the auction's terms.

- **Individuals:** government ID / passport, taxpayer ID (CPF), and proof of address.
- **Companies:** articles of incorporation, company tax ID (CNPJ), and documents identifying legal representatives.
- **Foreign buyers:** the documents above, plus proof of legal residence or authorized stay in Brazil.
- **Representation by a third party:** requires a notarized power of attorney (procuração) with specific authority to acquire the property.

If you do not yet hold a CPF or CNPJ, or need guidance on registering as a foreign buyer, our team can point you in the right direction before the auction closes.

How to Participate: Step by Step

1. Review the auction's official edital and the property's title (matrícula). See "Where to Find the Documents" below.
2. Create a free account on d1lance.com.br.
3. Request habilitação (bidder approval) for this specific auction (P26089).
4. If desired, request a property viewing through our team (see contact details below).
5. Once approved, submit your bid online before the auction closes on December 9, 2026, at 3:00 PM (Brasília time).
6. If your bid is approved by the Comitente, complete payment in full, in cash, within 120 hours.

Where to Find the Documents

The full set of official documents for this auction, the auction notice (Edital), property title (Matrícula), property documents, certificates, and registration data, is available in Portuguese, the governing language, on the lot's page on our website. Scan the QR code or use the link below to go straight to the listing and bid:

SCAN TO VIEW THE LISTING AND BID

d1lance.com.br/lote/belenzinho-sao-paulosp/2071

Auction P26089 · Lot 1

The listing page includes:

- Auction notice (Edital do Leilão)
- Property title (Matrícula)
- Property documents
- Property certificates
- Registration data certificate (Certidão de Dados Cadastrais)

For a general explanation of how private auctions work in Brazil, see our help center article “Leilões Particulares: Como Participar e o Que Esperar Depois do Lance”, available (in Portuguese) at:

duvidas.d1lance.com.br

Talk to Our Team

Our specialist Patrícia can answer questions about this property, arrange a viewing, and help with registration and bidding.

- **WhatsApp:** +55 11 96192-8812 (chat with Patrícia)
- **General inquiries:** contato@d1lance.com · +55 11 3101-9851
- **Office:** Av. Paulista, 1274, 21st Floor, Bela Vista, São Paulo, SP, Brazil

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Important note

This document is an informational summary prepared in English for the convenience of international buyers. It is not a translation of the official auction notice (Edital) and does not replace it. The auction is governed exclusively by the Portuguese-language Edital P26089, available at the link above; in the event of any difference between this summary and the Edital, the Edital prevails. Property images referenced on our website are illustrative only. Please confirm all details directly with our team before bidding.