FOR SALE - RETAIL

TENANTED SHOPS FOR SALE

Al Mabelah South, Seeb,



Key Highlights

- 168.14 sq m
- Two adjacent shops
- Growing Seeb location
- Competitive Entry Price
- Fully Let Investment Asset
- Ground-floor frontage
- 6.0% gross annual return

Beach One – Office 104
Shatti Al Qurum, Oman
+968 7233 8000
savills.om

Description

Located in a well-maintained 12-storey building in Phase 7, Al Mabelah South, these two adjoining retail units are being sold subject to the existing tenancy, allowing the purchaser to benefit from immediate rental income from completion.

Property Highlights

- Asking price: RO 80,000
- Gross yield: 6.0%
- Total area: 168.14 m^2 (Shop 4: 81.74 m^2, Shop 5: 86.40 m^2)
- Tenancy Status: Sold with existing tenants in occupation

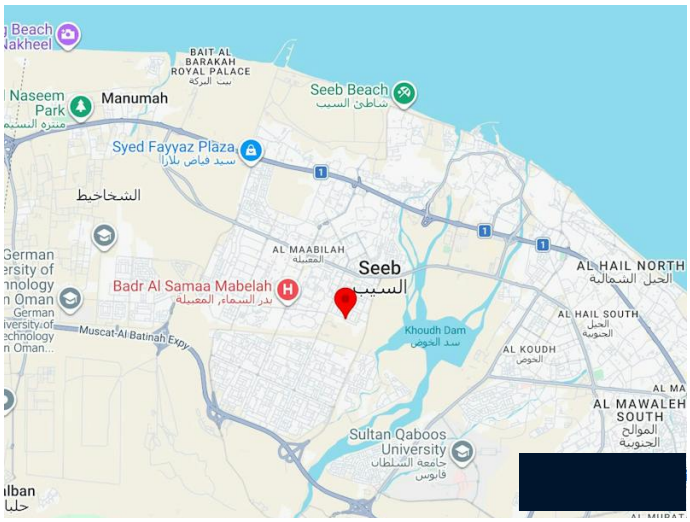
Location highlights

- Excellent connectivity to Muscat Expressway, Al Khoud, Halban, and Rusayl Industrial Estate.
- Close to major amenities including Sultan Qaboos University, Muscat City Centre, Markaz Al Bahja, and Souq Al Khoudh.
- Adjacent to the upcoming South Mabelah Park development.
- Approximately 20 minutes from Muscat International Airport.

Ideal for: Investors seeking ready income.







Accommodation

The accommodation comprises the following areas:

Name	sq m	Availability
Unit - Shop-4	81.74	Available
Unit - Shop-5	86.40	Available
Total	**168.14**	

Contact

Savills Team

+968 7233 8000

+968 22057 800

Unni.Mon@savills.me

IMPORTANT NOTICE

Savills plc is a global real estate services provider listed on the London Stock Exchange. With a presence in the Middle East for over 40 years, Savills offers an extensive range of specialist advisory, management and transactional services across the United Arab Emirates, Oman, Bahrain, Egypt, and Saudi Arabia. Expertise includes property management, residential and commercial agency services, property and business assets valuation, and investment and development advisory. Originally founded in the UK in 1855, Savills has an international network of over 700 offices and associates employing over 40,000 people across the Americas, UK, Europe, Asia Pacific, Africa, and the Middle East. Generated on 09/11/2026









