



## Investment opportunity: industrial warehouse with possible change to residential use



### Information de l'agent

Nom:	Grupo Mariatomasa
Nom de compagnie:	
Pays:	Espagne
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Spanish
Site web:	<a href="https://www.mariatomasa.immo">https://www.mariatomasa.immo</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,264,145.03

### Location

Pays:	Espagne
État/Région/Province:	Communauté Valencienne
Ville:	Alicante
Adresse:	San Vicente del Raspeig/Sant Vicent del Raspeig
Soumis:	08/09/2025

### Description:

Warehouse for sale located on urban land within the Torregroses Industrial Estate, regulated by the General Urban Planning Plan approved in 1990 and currently classified as grade 2 industrial land, level a (code IN2a).

It should be noted that the City Council has approved the Specific Modification No. 37 (MP37) of the PGOU, which proposes a change of use from industrial to residential, which makes this property an opportunity with great future projection both for current use and for medium-term investment.

The warehouse is in very good condition and has an office of 150 m<sup>2</sup> distributed over two floors, also in excellent condition. It has a pedestrian access door to the office and two large direct accesses to the warehouse, which facilitates operations. In addition, it is fireproof, which provides greater safety to the facilities.

A versatile property, ready to be used and with an added appeal due to its potential change of use.



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<https://www.imlix.com/fr/>

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- REF: San Vicente del Raspeig XH 509080

Nouveau: Non

## **Commun**

Salle de bains: 3

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: San Vicente del Raspeig XH 509080

