



## listing



### Ügynök információ

Név:	Spain Property Shop
Cégnév:	
Ország:	Spain
Experience since:	1989
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property, Földterület, Other
Telefon:	+34 (965) 322-270
Languages:	English, French, Italian, Romanian, Spanish
Weboldal:	<a href="https://spainpropertyshop.es">https://spainpropertyshop.es</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 185,787.77

### Elhelyezkedés

Ország:	Spain
Feladta:	2026. 05. 27.
Leírás:	

**EXCELLENT 190 M<sup>2</sup> COMMERCIAL PREMISES JUST 50 METRES FROM THE BEACH – FULLY FITTED OUT AND UP AND RUNNING** We present a magnificent investment and business opportunity in a prime location: a spacious 190 m<sup>2</sup> commercial premises, situated just 50 metres from the beach, in an area with high footfall from both tourists and residents all year round. A property with enormous commercial potential, fully equipped to start trading from day one and currently in operation. This premises stands out primarily for its strategic location, surrounded by pedestrian walkways, shops, restaurants, residential areas and leisure facilities, ensuring excellent visibility and a constant flow of potential customers. Its proximity to the sea makes this property a particularly attractive option for businesses in the hospitality sector, such as restaurants, cafés, gastropubs, retail outlets or any activity geared towards tourism and the local public. With a floor area of approximately 190 square metres, the property offers a spacious, versatile and perfectly laid-out space, allowing it to be adapted to different types of business. Its dimensions facilitate the creation of distinct work areas, customer service zones, storage or separate spaces according to the needs of the business. One of the most important and highly valued aspects of this premises is that it features a smoke extraction system, an essential and increasingly sought-after feature for catering and hospitality businesses. This installation significantly expands the commercial potential of the property and substantially increases its market value. The premises are fully



fitted out and ready for immediate use, thus avoiding the need for major initial investment or significant refurbishment. It is currently in operation, demonstrating both the viability of the space and its good condition and functionality. This allows the future owner or investor to start trading immediately or to continue the existing commercial operation without interruption. Thanks to its size and location, this premises offers a wide range of possibilities: Restaurant Café Bar or gastropub Specialist shop Supermarket or gourmet shop Service centre Commercial office Leisure or tourist information centre The proximity to the beach is a huge added value, particularly in coastal areas with high tourist demand, as it guarantees a significant influx of visitors for much of the year. Furthermore, the area maintains a permanent residential population, ensuring footfall and customers even outside the high season. Another strong point of this property is its great potential for profitability. Commercial premises well-located near the sea and equipped with a smoke extraction system are increasingly in demand and hard to find, especially those that are already ready to start operating immediately. The excellent links to the surrounding area, high commercial visibility and ease of access make this property an ideal opportunity both for entrepreneurs wishing to start or expand their business, and for investors seeking a profitable asset in an established location. In summary, this is a 190 m<sup>2</sup> commercial premises, just 50 metres from the beach, fully fitted out, with a flue and currently in operation, situated in a strategic area with high footfall and enormous commercial potential. A unique opportunity to develop any business venture with guaranteed visibility, convenience and profitability. Don't miss out on this excellent commercial opportunity. Contact us for further information or to arrange a viewing and discover the full potential of this magnificent seaside premises.

## Gyakori

Kész négyzetméter: 190 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: AG19MLSC6140382

