



## listing



### Informazioni sull'Agente

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nome:             | Barclays Properties                                                         |
| Nome della ditta: |                                                                             |
| Nazione:          | Spain                                                                       |
| Experience since: | 1998                                                                        |
| Tipo di servizio: | Selling a Property                                                          |
| Specialties:      | Buyer's Agent, Consulting                                                   |
| Property Type:    | Apartments, Houses, Commercial Property                                     |
| Telefono:         | +34 (966) 797-885                                                           |
| Languages:        | English, Spanish                                                            |
| Sito web:         | <a href="https://barclaysproperties.com">https://barclaysproperties.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 138,583.79 |

#### Posizione

|             |                |
|-------------|----------------|
| Nazione:    | Spain          |
| Indirizzo:  | Urb. La Marina |
| Pubblicato: | 12/09/2023     |

#### Descrizione:

**Business Premises for Sale in La Marina, in Prime Location**

We are pleased to present a fantastic freehold business premises located in the urbanisation of La Marina, San Fulgencio. Situated in the central commercial area of "Monte Victoria", this property offers a prime location within a residential area.

One of the key advantages of this premises is its proximity to a large supermarket, ensuring a constant flow of potential customers. Additionally, the surrounding businesses include an opticians and chiropodists, bars and restaurants, creating a hub of commercial activity and attracting a diverse range of customers with a mix of permanent residents and holiday makers.

The premises itself has front and rear door access, it is spacious and boasts two levels as the current owners have added an extra 60m<sup>2</sup> on the second level, therefore it is currently 120m<sup>2</sup> usable surface offering ample room for various business operations.

The ground floor features an office space with, a well-equipped kitchen with storage and a bathroom, providing convenience and functionality for both employees and clients. The upper floor consists of two separate, large office spaces, which can be utilized for different purposes or potentially rented out separately, allowing for additional income.



## Investment Opportunity in La Marina

This is an exciting investment opportunity to acquire a prime local business premises with a versatile space for your desired business venture. The demand for commercial spaces in the area has been steadily rising, resulting in a competitive rental market. By investing in this local business premises, you can capitalize on this trend, potentially enjoying attractive rental returns and long-term capital appreciation.

## Properties for sale in La Marina

Register your interest today, our real estate agency comprises a dedicated **team** of property specialists who will help this business venture become a reality!

### **Comune**

Bagni: 1  
Finito piedi quadrati: 57 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 5399

