



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



### Informazioni sull'Agente

Nome: Grupo Mariatomasa  
Nome della ditta:  
Nazione: Spain  
Experience since:  
Tipo di servizio: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefono:  
Languages: English, Spanish  
Sito web: <https://www.mariatomasa.immo>

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 2,282,819.7

#### Posizione

Nazione: Spain  
Stato / Regione / Provincia: Valencia  
Città: Alicante  
Indirizzo: San Vicente del Raspeig/Sant Vicent del Raspeig  
Pubblicato: 08/09/2025

#### Descrizione:

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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- REF: San Vicente del Raspeig XH 509080

Nuovo: No

## **Comune**

Bagni: 3

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: San Vicente del Raspeig XH 509080

