



## Commercial Unit for sale in San Gwann 75sqm



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 192,003.22

### Location

Country: Malta  
Posted: Apr 03, 2025

#### Description:

Commercial unit for sale in San Gwann located in a corner just off Naxxar Road. This commercial unit for sale features

Large room

Storage

Direct access

Windows on two street

Core shell

Permit class 4B

This commercial unit for sale is ideal as a small shop or office branch or as a rental investment.

#### About San Gwann

San Gwann is a small around 2 6 km<sup>2</sup> town located on the Eastern part of Malta close to St. Julian s Sliema and Birkirkara with a population of 14 244. This town is a perfect fit for companies looking for an easy accessible location at a much more affordable price comparing to St Julians or Sliema. Office spaces in this area is popular among igaming insurance payments and other businesses who requires an easy access to Sliema St Julians.

Distance from key locations in Malta Malta International Airport 9.8km 17 mins away

Valletta 7.0km 15 mins away

Sliema 2.2km 9 mins away

Cirkewwa Ferry Terminal to Gozo 25.0km 39 mins away

Commercial Unit for Sale in San Gwann Ideal for a Small Shop Office Rental Investment

This commercial unit for sale in San Gwann located just off Naxxar Road offers great visibility and



accessibility. The commercial unit for sale features a spacious main room storage area and windows on two sides for ample natural light. It is sold in core shell condition allowing customisation to suit your needs. With a Class 4B permit it is suitable for various commercial uses like retail showroom or office. Ideal for small businesses or as a rental investment this commercial unit for sale provides an excellent opportunity in a prime location. Contact us today for a viewing

### How Investing in Commercial Property in Malta Makes Sense for Business Owners

Investing in commercial real estate in Malta today presents several opportunities for high returns but as with any investment the return on investment ROI largely depends on a range of factors. Here is a detailed look into what businesses and investors should consider when evaluating ROI in Malta's current commercial property market.

Malta's real estate market has remained relatively strong over the past few years buoyed by consistent demand in commercial spaces due to the island's growth as a business hub. This includes sectors such as gaming finance IT technology and professional services which continue to drive demand for office and industrial spaces. Areas like Valletta Sliema and St. Julian's have traditionally been the top performing locations due to their accessibility status and infrastructure.

However in recent years there has been an increased interest in emerging areas like Mriehel Malta's Central Business District and Birkirkara as these locations offer lower entry costs compared to the prime areas with good access to transport and amenities.

### Key ROI Factors in Commercial Property Investment in Malta

#### Location

The location of the commercial property plays a pivotal role in ROI. Premium areas like Valletta and Sliema command higher rental rates but properties in these locations can also offer higher upfront costs. On the other hand more affordable areas such as Birkirkara and Mosta may provide opportunities for higher rental yields relative to the investment cost which could result in better long term returns.

#### Property Type

Offices retail spaces and industrial properties all yield different returns. Office space in prime locations is often seen as a secure long term investment with good rental income. Retail spaces particularly in high traffic areas can provide attractive returns but may come with more volatility due to market trends and consumer behavior.

#### Capital Appreciation

Over the last decade property values in Malta have steadily appreciated making commercial property a sound long term investment. However ROI can be influenced by market cycles and economic factors such as interest rates inflation and demand for space.

#### Core Shell

#### Open Space

#### Private Entrance

#### Storage

#### View Building

### Common

Finished sq. ft.: 75 sq m

### Lease terms

Date Available:



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## Additional information

Website URL:

[http://www.arkadia.com/GSAZ-T1022/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1022/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

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