



Commercial premises for sale or rent in Almagro, Madrid

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: EUR 585,000

Location

Country: Spain
State/Region/Province: Madrid
City: Madrid
Posted: Sep 03, 2026
Description:

We present a commercial property available for sale or rent, ideal for businesses seeking a versatile space. The property boasts excellent overall features, offering a total built area of 94 square meters, with 79 square meters of usable space excluding common areas. Its initial layout provides a spacious environment, perfect for adapting to various business models that require direct visibility, functionality, and maximum daily convenience. Turning into the more specific details of the property and the space, the premises stand out for their excellent corner location, offering a wide 16-meter linear facade. This exterior structure is strategically divided into 7 meters facing García Paredes Street and 9 meters facing Virtudes Street, providing the property with four street-facing display windows that guarantee ample natural light. Furthermore, the interior features a superb 3.5-meter ceiling height, air conditioning, a full bathroom, a garbage room, and a practical mezzanine suitable for office or storage use. Speaking of its location, the property is situated at a strategic and high-traffic point in the capital. This pedestrian intersection ensures a constant flow of people and places your future business in a well-established, dynamic commercial neighborhood surrounded by amenities. It is an ideal urban environment that greatly facilitates customer access, allowing any brand to maintain continuous exposure in an area of undeniable real estate profitability. Acquiring or leasing this property represents a smart investment thanks to its unbeatable public exposure and great operational flexibility. Furthermore, a key feature is the possibility of changing its use to residential, representing excellent added value for transforming it into a customized residential project. The advantages of the exterior layout, along with its spacious interior, ensure the success of your project. If you would like more information about this opportunity and to arrange a visit, the Walter Haus team will be delighted to assist you and provide professional guidance throughout the entire process. The sale price does not include taxes or expenses associated with the purchase, such as



notary fees, property registration fees, administrative fees, and taxes (ITP, VAT, and AJD, as applicable). At Walter Haus, we understand that finding the ideal home is more than just an investment: it's about finding the place that fits your lifestyle. Discover our properties by visiting our website and explore all the exclusive properties that only Walter Haus has for you. Contact us for more information!

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	94 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/EGYB-T1719/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: m21018v

