

**Sales - Commercial - Marbella**  
**780.000€**

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**Ref.-ID: R4376476**

**Marbella**

**Commercial**

**Community: 720 EUR / year**

**IBI: 1,000 EUR / year**

**Rubbish: 300 EUR / year**

 **89 m2**

Great investment opportunity. Commercial premises for sale with great visibility and a lot of people passing by in the best and most demanded commercial area of the urban area of Marbella. Surrounded by all kinds of services. Facade of 5 meters. Useful area of 78 m2. It currently has a large showroom, 2 offices, a warehouse and a bathroom. High profitability for rentals more than 5% per year.

**Setting**

- ✓ Town
- ✓ Commercial Area

**Furniture**

- ✓ Not Furnished

**Orientation**

- ✓ North

**Security**

- ✓ Alarm System

**Condition**

- ✓ Excellent

**Parking**

- ✓ Street

**Climate Control**

- ✓ Air Conditioning

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Views**

- ✓ Urban
- ✓ Street

**Category**

- ✓ Investment

**Features**

- ✓ Near Transport
- ✓ Marble Flooring