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Sales - Commercial - Estepona
1.500.000€

Ref.-ID: R4790851

Estepona

Commercial

Community: 840 EUR / year

IBI: 1,200 EUR / year

900 m2

Commercial Unit for Sale or Lease: Prime Location in Estepona Discover a versatile and spacious commercial unit located in the heart of Estepona, offering endless potential for various uses. With its expansive 900 square meters of shell and core space, this property provides a blank canvas to create a successful business or investment opportunity. Situated in the bustling center of Estepona, this unit backs onto Avenida Andalucia and is just 100 meters from the beach. The property boasts a generous 900 square meters of space, with ceiling heights of 4.20 meters on one side and 3.50 meters on the other, making it suitable for a wide range of applications. The property is currently in shell and core condition, allowing for complete customisation to suit your specific needs. Whether you envision a commercial enterprise, residential units, or a combination of both, this unit offers the flexibility to accommodate your vision. The town hall permits segregation and change of usage, enabling both residential and commercial purposes on the same premises. With two garage doors providing direct street access, the unit is also ideal for a storage business, supermarket or similar offering easy access and high ceilings. Lease Option In addition to being available for purchase, this property is available for a long lease of a minimum of 5 years with a renewable contract with a year paid upfront, providing stability and security for your investment or business operations. This property represents a significant investment opportunity due to its prime location and versatile usage options. Whether you choose to develop residential units, establish a commercial enterprise, or operate a storage facility, the potential for high returns is substantial.

Setting
✔ Town
✔ Commercial Area
✔ Beachside
✔ Close To Sea
✔ Close To Town