



Business for sale in San Pedro de Alcántara, Marbella

3,500,000 €

Reference: R4114528 Plot Size: 2,456m<sup>2</sup> Build Size: 1,750m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Commercial premises for sale

This building can be used for any purpose, for any type of business. Building has a large area (with basement) and is located in Poligono Industrial, San Pedro. All necessary licenses from the City Hall have been received.

There are two floors:

Groundfloor floor 750m<sup>2</sup> in total, this space is is rented out, and is used for a Furniture Shop. The lease contract ends in 2030. Tenant pays a monthly rent of 10.500 euros + VAT / month

Sotano / Semibasement - 1.000m<sup>2</sup>, owner is using for a storage bussines. They have made already several storages there and renting out.

Both floors have separated access and don&apos;t bother each other.

Unique offer and an excellent investment with monthly income !



## Features:

### Features

Near Transport  
Basement

### Condition

Good  
Excellent

### Utilities

Electricity  
Drinkable Water  
Telephone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Security

Alarm System  
Safe

### Category

Reduced  
Investment  
Bargain  
Resale  
Contemporary

### Setting

Commercial Area  
Close To Shops  
Close To Town

### Parking

Open  
Street  
Communal