Sales - Commercial - Coín

790.000€











Ref.-ID: MIBGR5311345 **Coín** **Commercial**

IBI: 1,620 EUR / year

3 **395 m2**

EXCLUSIVE COMMERCIAL PREMISES IN THE BEST AREA OF COÍN – 395 m² – IDEAL FOR BUSINESSES OR INVESTMENT We are proud to present this outstanding commercial property exclusively, located in the most sought-after area of Coín. Its strategic location combines excellent visibility, easy access, and a vibrant commercial environment. One of its key advantages is the convenience for both clients and employees, thanks to the proximity of a public parking area that makes parking easy. This is a well-established and highly demanded area, making it an excellent opportunity both for business use and as an attractive investment. Key Features: • 395 m² built area • Distributed over 2 floors • 2 independent entrances • Internal elevator • 3 restrooms (one adapted for people with reduced mobility) • Private kitchen • Air conditioning (split units) • Large windows with abundant natural light • High-quality construction Layout: Ground Floor: Spacious open-plan main area, ideal for a wide range of activities (clinic, academy, offices, coworking space, boutique gym, showroom, etc.). There is also a second independent room and a private office. This floor additionally includes a small kitchen and 1 restroom. Upper Floor: Three large, bright offices, easily adaptable to suit different business needs. Convenient access via the internal elevator. Ideal for: • Medical or aesthetic clinics • Training and educational centers • Professional offices or law firms • Corporate headquarters • Coworking spaces • Investors (possibility to rent each floor separately) Thanks to its two independent entrances and functional layout, the property offers the possibility to divide operations or rent each floor separately, providing strong profitability potential. A spacious, bright, and versatile commercial property in a prime location, ready to start operating immediately. For more information or to arrange a viewing, please do not hesitate to contact us.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Street Views

Features
- ✔ WiFi
- ✔ Storage Room
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Restaurant On Site

Kitchen
- ✔ Partially Fitted Kitchen

Parking
- ✔ Open Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Resale