Sales - Commercial - Marbella

495.000€











Ref.-ID: MIBGR5395009 **Marbella** **Commercial**

Community: 2,568 EUR / year **IBI: 404 EUR / year** **1** **2** **144 m2**

PRIME CORNER COMMERCIAL PREMISES IN MARBELLA CENTRE - NEXT RICARDO SORIANO Excellent investment opportunity in the heart of Marbella. Spacious corner commercial premises formed by two joined units, located just off the main avenue Ricardo Soriano, one of the busiest and most visible areas in the city. The property benefits from high pedestrian and vehicle traffic, excellent street visibility, and easy access for both customers and suppliers. Surrounded by shops, restaurants, banks, offices, and all amenities, with public parking nearby. The premises are in excellent condition and currently fitted out with an existing gaming lounge license, offering immediate operational potential or easy adaptation for a wide range of commercial activities. A key feature is the smoke extraction system, making it ideal for hospitality businesses such as a café, bar, restaurant, or takeaway kitchen (subject to licenses). The layout includes: Large bar/reception area 2 bathrooms Storage room Electric security shutters Thanks to its versatile layout and prime location, the property is suitable for multiple business concepts including hospitality, beauty salon, clinic, retail store, office space, or showroom. Built size: 144,50 m² Price: 495,000 Features: Corner unit Excellent condition Close to beach and marina High visibility location Marble floors Electric shutters Near transport, schools, restaurants and shops Walking distance to all amenities Ideal for investors or business owners looking to establish a business in one of Marbella’s most dynamic commercial areas.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Sea

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Views
- ✔ Urban Views

Furniture
- ✔ Not Furnished

Utilities
- ✔ Electricity
- ✔ Drinkable Water