Sales - Commercial - Fuengirola

890.000€

Fuengirola **Commercial**

IBI: 236 EUR / year

 **1**

 **535 m2**

Unique Investment Opportunity in Fuengirola – Commercial Premises with Storage Unit Project and License We exclusively present this magnificent commercial premises for sale, located in a central area of Calle Sevilla, in the heart of Fuengirola (Málaga). Its excellent location, surrounded by services, shops, and main roads, makes it a safe and profitable investment, ideal for both entrepreneurs and real estate developers. The property has a total area of 535 m², perfectly distributed to optimize space. It currently has an approved license for the sale of storage units, with 70 units ready for sale or rent, offering an immediate source of income. In addition, the premises are equipped with a functional freight elevator that connects directly to the basement level, where the additional storage units are located, facilitating access and business operations. Main Features:535 m² built area. 70 licensed storage units ready for sale. Freight elevator with access to the basement. Unbeatable location on Calle Sevilla, Fuengirola. High-demand area with easy access. As an added value, the property includes a project study for change of use, which opens the possibility of building two apartments on the upper floors, as well as converting the storage units into parking spaces in the basement, thus maximizing its development and appreciation potential. We estimate approximately 30 to 40 parking spaces. This project offers a perfect combination of immediate profitability and future growth potential: you can start generating income from day one by selling the storage units, while the new residential project progresses. A versatile, modern, and forward-looking investment, ideal for those seeking security, a prime location, and a return on investment in one of the most dynamic towns on the Costa del Sol. Contact me today for more detailed information, available floor plans and studies, or to schedule a personal visit to the property. Don't miss this unique opportunity in Fuengirola!

Setting
- ✔ Town
- ✔ Close To Shops
- ✔ Close To Town

Orientation
- ✔ North Facing
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Features
- ✔ Near Transport
- ✔ Storage Room

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment

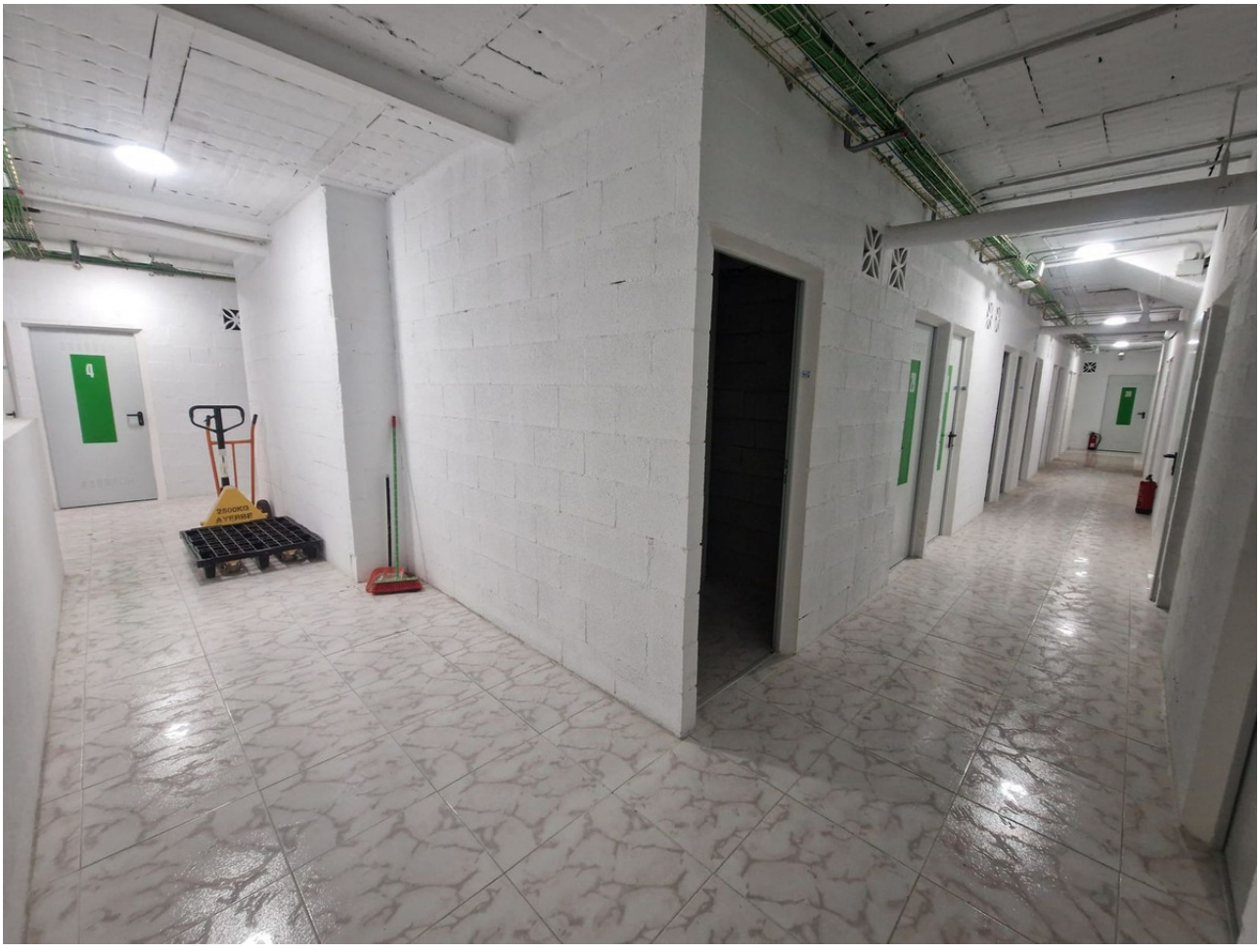




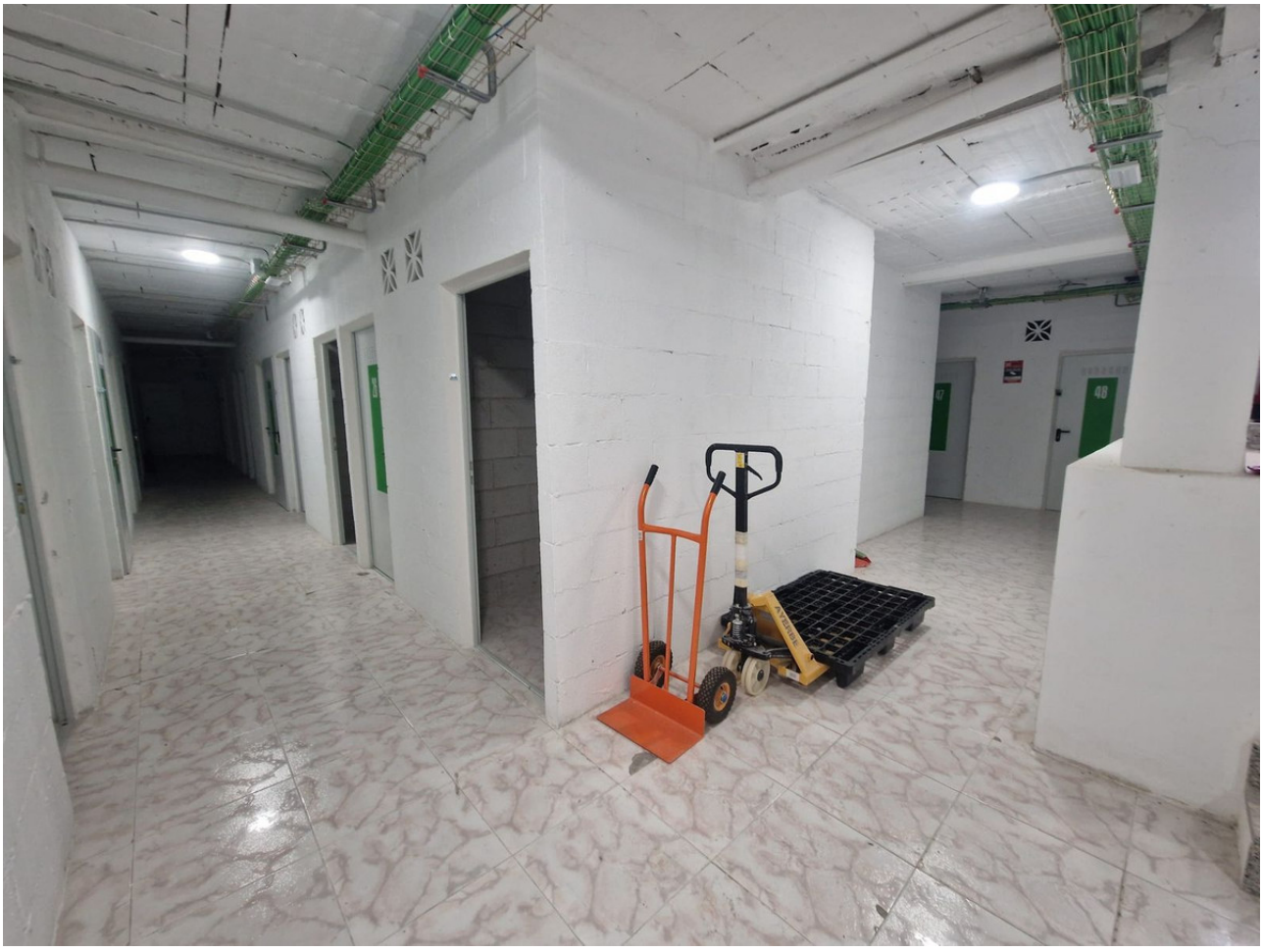

Coffee
PROHIBIDO FUMAR


ZONA VIGILADA
PROHIBIDO FUMAR
COFFEE


Coffee
WIFI
PROHIBIDO FUMAR
COFFEE
DURACELL


2500KG
AYERBE










250KG
ΑΥΤΟΚΙΝΗΤΟ

