

## Sales - Commercial - Estepona

# 2.346.000€

Estepona

Commercial



1177 m<sup>2</sup>

Commercial premises with rental income located on the Mediterranean Highway N-340, km 167, in Estepona (Málaga), Spain. The property is currently leased and operating as a SUPERCOR supermarket, representing a stable investment opportunity. The premises have a total area of 1,177.65 m<sup>2</sup>, distributed between the ground floor (606.94 m<sup>2</sup>) and basement level (570.71 m<sup>2</sup>). The property features a 25-meter façade and 3-meter ceiling height. The space is open-plan and positioned on a corner, providing excellent commercial visibility. The unit is equipped with air conditioning, suspended ceilings, halogen lighting, electrical installations and an office area. The property is offered for sale as an income-producing asset with an estimated yield of 4.87% and a current monthly rental income of €9,333.28. The lease agreement is valid until May 2032, providing long-term stability of rental income.

### Setting

✓ Commercial Area

### Furniture

✓ Fully Furnished

### Orientation

✓ South

### Parking

✓ Street

### Condition

✓ Excellent

### Features

✓ Basement





















