# Long Term Rental - Commercial - San Pedro de Alcántara

## 7.500€ / Month

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**Ref.-ID: MIBGR5447104** **San Pedro de Alcántara** **Commercial**



**734 m2**

A rare opportunity in San Pedro Alcantara. Warehouses in this location very rarely come to market, making this a genuine chance to secure a substantial commercial unit in one of the most in-demand areas on the Costa del Sol. Set over three floors and offering a registered constructed size of 734 m2 there is an additional 80m2 in the form of a mezzanine area which you have the benefit of. The property is designed for practical day to day use with excellent flexibility. It includes a large showroom, office space, workshop area, kitchenette, WC and shower, plus additional storage with three small trasteros beneath the stairs. A lift serving all three floors with a one tonne capacity adds real value for businesses that need easy movement of stock and equipment. Key amenities include electric security shutters, air conditioning with hot and cold air, alarm, hot water, electricity, and a fire safety system that is serviced every year. There is also the possibility to create an additional facade in addition to the existing facade, offering further potential depending on the intended use. The unit is very well connected, with approximate driving times of 5 minutes to the AP7 toll road, 8 minutes to the N340 coast road, 10 minutes to Puerto Banus, 15 minutes to Marbella, and 20 minutes to Estepona. The warehouse is in a wide road with on street parking and in addition there is Public parking available at the end of the road. Stock can be purchased by separate agreement. If you are looking for a warehouse, showroom, or trade counter style premises in San Pedro, this is one of the few real opportunities currently available. Basement 300m2 Ground floor 300m2 First Floor 134m2 plus an additional 80m2 approx on the mezzanine floor

**Setting**
- ✔ Commercial Area
- ✔ Close To Town

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Street Views

**Features**
- ✔ Lift

**Security**
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Investment
- ✔ Resale






CLEARANCE CORNER


Posturepedic
CLEARANCE CORNER




Sealy
Posturepedic




iNué


EXPOSICION
SHOWROOM




NO DEJAR COSAS
SIN FREGAR
GRACIAS


















1.000
SANSON
SANSON


ABRIR
EN CASO DE
INCENDIO
PARSI
Parsi, s.a.
MODO DE EMPLEO B.I.E 25
MUY IMPORTANTE
No utilizar en fuegos Electricos.
CE


ya!
José Tinec