

## Commercial Premise for sale in Calahonda, Costa del Sol

41 m<sup>2</sup> Interior

€ 224 IBI | € 600 Community fees



### Property Description

Reduced from 215.000 to 199.000 for a quick sale.

This is an excellent investment opportunity in a commercial space located in the renowned "El Zoco" Shopping Centre in Calahonda, a high-traffic area with a well-established commercial presence.

The property has had a stable tenant for the past 9 years, guaranteeing security and continuity in profitability, currently set at 5% with a current rent of €800 per month. However, due to strong demand in the area, the rent could easily be adjusted to €1,000, raising the annual return to an

attractive 6%.

The premises enjoy a southeast orientation, with pleasant views of the street and a plaza, and **MARBELLA LIVING** for their easy parking, excellent access, and proximity to public transport. Its immediate **Estate Agents** surroundings offer a wide variety of cafes, shops, restaurants, leisure areas, and the beach, all within easy reach.

€ 190,000

Key features include: hot/cold air conditioning, mains water, electricity, a first occupancy licence, and high rental potential, making it an ideal investment property. Its strategic location and commercial appeal position it as a real bargain for investors seeking stability and growth.

Commercial, Commercial Area, Parking: NA, Facing: Southeast

Views: Square, Street

Features: Air Conditioning Hot/Cold, Bargain, Electricity, Good Rental Potential, Investment Property, Licence of first occupation, Near amenities, Near Transport, Town water, Very Good Access, Walking distance to beach, Walking Distance to Cafés, Walking distance to rest., Walking distance to shops

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