



Commercial Premises in Coín

Bedrooms **0** Bathrooms **2** Built **525m2** Terrace **0m2**

R4926058

**Commercial
Premises**

Coín

590.000€

Property Listing: Commercial property, suitable for offices, a practice, retail, etc., in the heart of Coín. Overview: This versatile commercial property spans three levels—ground floor, mezzanine, and first floor—in a mixed-use building with residential apartments on the upper floors. Designed with convenience and accessibility in mind, the property features independent entrances for the ground and first floors, as well as modern amenities tailored to meet a variety of commercial needs. Location: Address: Central Coín, a vibrant municipality in southern Spain. Close proximity to public transportation, shopping areas, and business centers, ensuring high foot traffic and visibility. Key Features: Accessibility: Independent entrances on the ground and first floors. Interior elevator connecting all three floors. Fully equipped with mixed and accessible restrooms on the ground and first floors. Comfort and Design: Ground Floor (250 m²): Equipped with heating and air conditioning throughout. Mezzanine (25 m²): Parquet flooring and centralized heating. First Floor (250 m²): Parquet flooring and centralized heating. Flexible Layout: Open-plan distribution allows adaptation for various commercial uses such as retail shops, offices, or hospitality venues. Dimensions and Layout: Floor Area (m²) Ground Floor 250 m² Mezzanine 25 m² First Floor 250 m² Condition: The property is in excellent condition with modern installations, requiring no immediate renovations. Financial Details: Annual Rental Income: €72,000 High-income potential makes

this property an attractive investment opportunity. Why Choose This Property? Located in one of Coín's most dynamic areas, this property offers unmatched convenience, modern facilities, and a prime location. Whether for your next business venture or as an investment, this commercial space is ready to deliver value from day one.

Access for people with reduced mobility
Near Transport

Access for people with reduced mobility

Lift