



Commercial in San Pedro de Alcántara

Bedrooms **0** Bathrooms **2** Built **160m2** Terrace **0m2**

R5406472

Commercial

San Pedro de Alcántara

320.000€

COMMERCIAL PREMISES FOR SALE | PRIME INVESTMENT OPPORTUNITY IN SAN PEDRO ALCÁNTARA An excellent investment opportunity offering immediate rental income in the heart of San Pedro Alcántara. This spacious commercial property comprises 160 m² built area (155 m² usable area) and is currently occupied by reliable, long-term tenants, providing stability and income from day one. One of its most valuable features is its prominent corner position, offering exceptional visibility from two streets. The property benefits from a fully glazed façade with 4 large display windows, maximizing exposure, natural light, and commercial appeal. Corner units are highly sought after due to their superior visibility and strong customer attraction potential. The premises are distributed across 3 functional areas and include 2 restrooms, a storage/archive room, and a security door. Located at street level, it offers excellent accessibility and versatility for a wide range of commercial activities. Over the years, businesses operating from this location have consistently benefited from its strategic position, strong pedestrian traffic, and excellent commercial exposure. Key Features: • 160 m² built area • 155 m² usable area • Corner commercial unit • 4 large display windows • Fully glazed façade • Currently rented • Stable and reliable tenants • Immediate rental income • 2 restrooms • Storage/archive area • Security door • Street-level access • Excellent visibility • Strong commercial location • Long-term investment potential A secure

real estate investment combining immediate returns with long-term capital appreciation potential in one of the most established commercial areas of the Costa del Sol.