ALL IN real estates








Commercial Premises in Alhaurín el Grande

Bedrooms	Bathrooms	Built	Terrace
0	**0**	**800m2**	**0m2**

R5145055	**Commercial Premises**	**Alhaurín el Grande**	**585.000€**

Commercial Warehouse / Storage Facility – Alhaurín el Grande An exceptional opportunity to acquire a substantial commercial warehouse and storage facility in the thriving town of Alhaurín el Grande, ideally positioned within a residential area with approved commercial usage. Offering approximately 800m² of versatile space across two easily accessible levels, this well-maintained property combines practicality, flexibility, and excellent investment potential. Designed with functionality in mind, the warehouse benefits from dual-street access, allowing smooth logistical flow with entrances from both the front and rear of the building. The lower level offers approximately 322m² and features two vehicle access points along with separate pedestrian entry, making it ideal for storage, distribution, or operational use. The upper level provides further flexibility with around 140m² at the main entrance plus an additional 322m² to the rear, complete with balcony access, office space, and several lockable sections suitable for administration, stock management, or secure storage. The adaptable layout offers a combination of open-plan areas and divided spaces, easily suited to a variety of commercial activities. The property has been extensively upgraded, including fully recertified electrical and plumbing systems that comply with current regulations. The roof has also been professionally treated with a specialist coating backed by a 10-year guarantee, offering long-term peace of mind and reduced maintenance concerns. Fiber-optic internet

connectivity and all essential utilities are already in place, ensuring the premises are ready for immediate operation. Its commercial approval within a residential setting opens the door to a wide range of potential uses, including a gym or fitness centre, self-storage facility, retail showroom, furniture or appliance display space, workshop, or other non-industrial ventures, subject to any necessary permissions. Presented in excellent condition throughout, this is a turnkey commercial property offering substantial space, modern infrastructure, and minimal ongoing overheads with no community fees. ?Whether ?for ?owner-occupiers, ?expanding ?businesses, or investors ?seeking ?a versatile and income-generating asset, ?this warehouse ?represents a ?rare ?and highly attractive opportunity ?in ?a ?strategic ?Costa ?del ?Sol ?location.

Fiber Optic	Fiber Optic	Storage Room