



## COMMERCIAL BEDROOMS 2 BATHROOMS IN SAN PEDRO DE ALCANTARA

📍 San Pedro de Alcantara

REF# R5406472 €320,000

BEDS

BATHS

BUILT

2

160 m<sup>2</sup>

### 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 m<sup>2</sup> built area (155 m<sup>2</sup> 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.

# BROMLEY ESTATES

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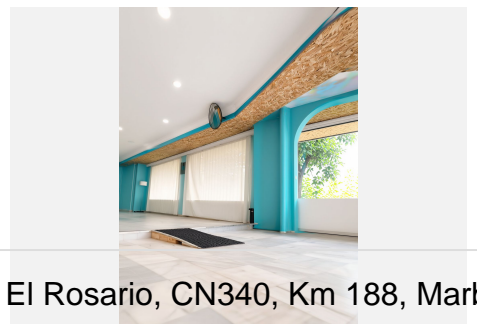
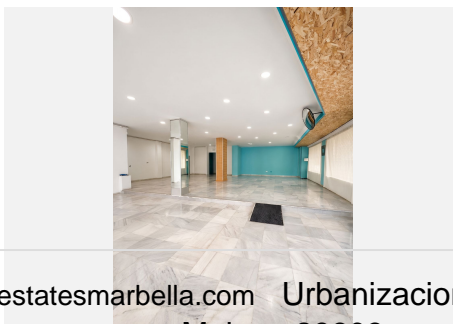
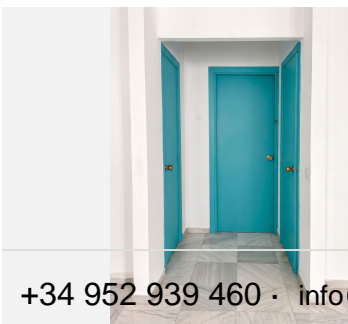
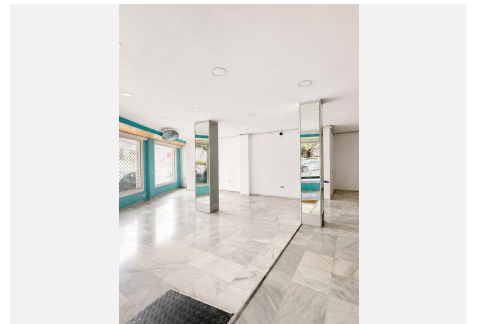
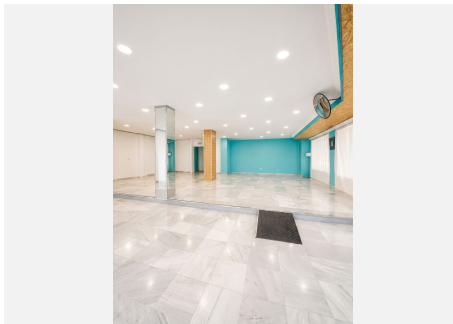
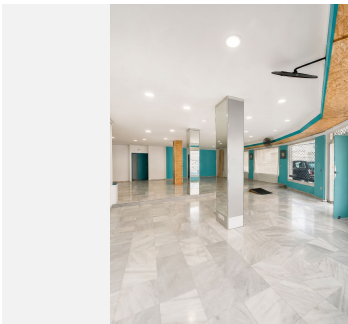
The premises are distributed across 3 functional areas and include 2 restrooms, a storage/archive room, and a security door. Located at street level, it offers excellent accessibility and versatility for a wide range of commercial activities.

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 m<sup>2</sup> built area
- 155 m<sup>2</sup> 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.



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