

## Warehouse for sale in Coín, Coín

244,900 €

Reference: R4876606 Bathrooms: 1 Build Size: 178m<sup>2</sup> Terrace: 61m<sup>2</sup>





## Valle del Guadalhorce, Coín

Land with Industrial Warehouse with AFO

INCREDIBLE VIEWS – GUARANTEED INCOME – MINUTES FROM THE CENTER – PERFECT FOR INDUSTRIAL USE OR RESIDENTIAL CONVERSION

A profitable investment! This land with an industrial warehouse offers panoramic views of Coín and the surrounding mountains of Alhaurín el Grande and Alhaurín de la Torre, along with many valuable benefits.

Thanks to an electric tower lease on the property, you'll receive €700 monthly, providing a stable and recurring source of income from day one.

The warehouse can be used as an industrial space or converted into a charming home with unbeatable views, as the property holds AFO status (Assimilated Out of Ordination, a legal status for properties not initially built with full permits on non-urban land)

If you prefer to maintain industrial use, the current owner can transfer the existing materials and equipment. If not needed, they will be removed with no issue.

With high growth potential, this property is ideal for entrepreneurs and those seeking a unique living space.

Contact us today for more information or to arrange a visit!



## Features:

### Orientation

South East

### Parking

Open

### Views

Mountain

Country

Urban

### Utilities

Electricity

Drinkable Water

### Setting

Close To Town

Country

Mountain Pueblo

### Category

Investment