



## Business for sale in Estepona, Estepona

250,000 €

Reference: R4964485 Build Size: 80m<sup>2</sup> Terrace: 120m<sup>2</sup>





---

## Costa del Sol, Estepona

Unique opportunity in one of the best commercial areas of Estepona.

This commercial space, located on one of the busiest streets in Estepona, offers great visibility and vast potential for any type of business. Its open-plan layout and excellent state of preservation make it an investment ready to start operating immediately.

- ✓ 80 m<sup>2</sup> of open-plan space, versatile for any type of commercial activity.
- ✓ Possibility to expand by 70 m<sup>2</sup> more on the side terrace.
- ✓ Front terrace of 50 m<sup>2</sup>, ideal for hospitality businesses or exhibitions.
- ✓ Excellent condition.
- ✓ Strategic location, surrounded by shops, services, and high pedestrian traffic.



## Features:

### Features

Near Transport

### Orientation

West

### Setting

Close To Shops

Close To Town

Close To Schools

### Condition

Excellent