



## Office for sale in Águilas, Águilas

1 500 000 €

Référence: R5013085 Terrain: 5 550m<sup>2</sup> Construite: 1 000m<sup>2</sup>





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## Alto Guadalentín, Águilas

Industrial warehouse for sale in Aguilas Guaranteed profitability per year with solar panels General information Price: 1.5 million euros Total land area: 5,550 square meters High building" Useful area: 240 square meters Particularities: Two excellent starters Office spaces, bathrooms and studies. Two cooling chambers (one for ultra freezing and one for normal cooling) Extra storage room upstairs electric gates Offices and archive spaces at "ALTO" Two fully equipped offices a small file Top floor office with bathroom. Secretariat on the ground floor. Accessibility and parking options. Main access: Large gate on the main road, suitable for 40 tonne trucks. Secondary access: Separate gate on the secondary road for free movement. No more hallways and office buildings Extra space: Area: 500 square meters on 1.5 levels. Open plan ground floor and smaller upper floor. Office building : Area: 250 square meters Double glazing windows Unfinished stairs leading to the great room and access to the lower street. Energy and supply Solar systems: three solar systems with a total power of 36,000 watts Integrated into the electricity network of the city of Águilas Annual profit between €30,000 and €50,000 Water tanks: An underground tank of 10,000 liters An additional 1,000 liter tank. Diesel tank: 3,000 liters Other equipment Ramp for trucks, tractors, cars or campers Taxes and levies Annual taxes between €1,300 and €1,500