



# Warehouse for sale in San Javier, San Javier

399,900 €

Reference: R5016079    Bathrooms: 1    Build Size: 877m<sup>2</sup>





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## Costa Calida, San Javier

We exclusively offer you this magnificent commercial unit on the front line of the San Javier - San Pedro del Pinatar road, in a commercial area with high traffic flow.

The unit is located in the commercial area of San Javier, close to the C.C. DOS MARES shopping center, the Football Stadium, and surrounded by operating businesses.

Currently operating as a retail store, it is being sold due to retirement cessation. A unique opportunity to establish your business in one of the most active commercial areas of the Mar Menor region.

The unit has a wide storefront facade facing the main road, a ground floor of 478 m<sup>2</sup> and a first floor of 210 m<sup>2</sup>, a warehouse of 189 m<sup>2</sup> with access from the rear street and a loading dock for vans.

In addition, the unit has a wooden structure as a mezzanine exhibition area that significantly increases the retail/exhibition space.

Arrange a visit without obligation and don't miss this unique opportunity to establish your business in a privileged location.