



## Commercial Premises for sale in Fuengirola, Fuengirola

170,000 €

Reference: R5040757 Build Size: 40m<sup>2</sup>





---

## Costa del Sol, Fuengirola

Commercial Local of 40 m<sup>2</sup> located in a very busy area of Fuengirola, near the Exhibition Center and in the vicinity of several schools. One of the main features of this magnificent Local is its location, as it is on a corner, which provides excellent visibility from various directions, increasing its appeal to potential customers. Its layout is optimized for its current activity, a fully functioning bakery/confectionery, which has demonstrated high demand success in the area. The Local is currently rented, making it an excellent option for investors looking for immediate profitability. For more information, don't hesitate to contact us. According to the decree of the Junta de Andalucía 218-2005 of October 11, it is informed that notarial, registration, and ITP expenses are not included in the price.





## Features:

### Features

Near Transport

### Views

Street

### Furniture

Fully Furnished

### Energy Rating

E

### Orientation

South West

### Setting

Commercial Area

Close To Sea

Close To Shops

Close To Schools

Town

### Utilities

Electricity

Drinkable Water

### CO2 Emission Rating

E

### Climate Control

Air Conditioning

### Condition

Good

### Category

Investment