



## Business for sale in Alicante, Alicante

125,000 €

Reference: R5050804 Bathrooms: 2 Build Size: 75m<sup>2</sup>





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## Costa Blanca South, Alicante

We present an excellent commercial space located in the coveted area of San Gabriel, Alicante. With a total area of 67 m<sup>2</sup>, with two entrances and a large 50 m<sup>2</sup> private terrace, this property is in good condition and offers multiple possibilities for commercial development. Equipped with two bathrooms (one accessible for disabled guests), this space is ideal for both entrepreneurs and investors. The kitchen is unequipped, giving future tenants or owners flexibility regarding the interior design of the business. It has a valid Brewery-Bar license. Among its notable features are: a smoke outlet suitable for various types of businesses; a three-phase connection; as well as proximity to public transportation, including buses, facilitating access to the city center. It also has all the nearby amenities such as shopping, medical, and educational centers, including university hospitals and schools. The surrounding area also stands out for its large green areas ideal for enjoying the outdoors, along with playgrounds perfect for attracting local families to your business. The unobstructed views further contribute to the overall appeal of the property by providing natural light throughout the day. It's worth noting that you have the legally accepted option of building a second floor within the same premises, significantly increasing its future operational capacity without any administrative complications or additional community fees, as there are no obligations to the respective town councils! It's truly a unique opportunity.