



# Business for sale in San Pedro de Alcántara, Marbella

3,500,000 €

Reference: R4114528 Plot Size: 2,456m<sup>2</sup> Build Size: 1,750m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

Commercial premises for sale

This building can be used for any purpose, for any type of business. Building has a large area (with basement) and is located in Poligono Industrial, San Pedro. All necessary licenses from the City Hall have been received.

At the moment the building is rented out, and is used for a Furniture Shop. The lease contract ends in 2025 (the tenant wants to extend it until 2030). Tenant pays a monthly rent of 13 000 euros.

The profitability is 6%. Unique offer and an excellent investment !!



## Features:

### Features

Near Transport  
Basement

### Condition

Good  
Excellent

### Utilities

Electricity  
Drinkable Water  
Telephone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Security

Alarm System  
Safe

### Category

Reduced  
Investment  
Bargain  
Resale  
Contemporary

### Setting

Commercial Area  
Close To Shops  
Close To Town

### Parking

Open  
Street  
Communal