



Warehouse for sale in Alhaurín el Grande, Alhaurín el Grande

650 000 €

Référence: R5145055 Construite: 800m²







Valle del Guadalhorce, Alhaurín el Grande

Commercial Warehouse / Storage Facility – Alhaurín el Grande (Ref: R5145055) Price: €650,000 Location: Alhaurín el Grande, Málaga (Costa del Sol) Property Type: Warehouse (Resale) Key Features & Highlights

Generous Built Area (~800m²) Spread across two accessible floors: Lower/rear level: Approx.322m² with two vehicle entrances and a pedestrian access. Upper/front level: Includes around 140m² at the entrance, plus an additional approx.322m² towards the rear, featuring a balcony and partially sectioned off Office, lockable areas. **Modern Infrastructure** Fully recertified electrical and plumbing systems, compliant with current standards. A newly treated roof enjoys a specialized finish backed by a 10-year guarantee (maintenance: retreat every decade). **Flexible Access & Layout** Dual-street access (front and rear) enables convenient logistical flow. The varied layout—open-plan and sectioned areas—offers adaptability to multiple commercial or community uses. **Versatile Zoning and Use Options** Situated within a residential area, the property is pre-approved for commercial usage. Possibilities include a gym/fitness center, self-storage facility, retail showroom (e.g., white goods or furniture), or other non-industrial functions—contingent upon any additional required permissions. **Utilities & Connectivity** Equipped with fiber-optic connectivity, essential utilities such as electricity, potable water, and telephone services. **Impeccable Condition** The warehouse is well-presented and maintained, offering a turnkey solution for businesses or investors. **No community (horizontal) fees.**

Summary & Investment Potential This warehouse offers a rare blend of ample commercial space (~800m²), modern infrastructure, versatile access, and strategic zoning, all within a desirable residential zone. It's an excellent fit for: Business operators seeking a flexible hub for retail, fitness, or storage operations. Investors wanting a well-maintained property with ready-to-go utilities and minimal overhead. Entrepreneurs, aiming to customize the space for a unique commercial or community-focused venture. The property's thoughtful design—dual-level set-up, entrances on two streets, upgraded systems,—presents both operational convenience and financial attractiveness.



Spécification:

Caractéristiques

Salle de stockage

Fibre optique

Services publics

Électricité

Eau potable

Téléphone

Paramètre

Ville

Catégorie

Revente

Condition

Bien