



## Office for sale in Coín, Coín

170,000 €

Reference: R4825450 Build Size: 90m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Valle del Guadalhorce, Coín

Commercial Space for sale Opposite La Trocha Shopping Centre - Ideal for Office, Restaurant, or Retail Business

We're excited to offer an excellent investment opportunity in a strategic location poised for growth. This versatile commercial unit is situated directly opposite La Trocha Shopping Centre, offering great visibility and accessibility. This space is an exceptional value in a rapidly developing area.

### Key Features:

**Strategic Location:** Positioned alongside established businesses such as restaurants, law firms, and a real estate office, this unit benefits from steady local traffic and proximity to key amenities.

**Versatile Space:** Ideal for various uses, including an office, restaurant, boutique, or other retail businesses, allowing you to customize the space to meet your specific needs.

**Convenient Parking:** Unlike the busy center of Coín, this location offers ample customer parking, making it easy and convenient for clients to visit.

**Growing Demand:** A new housing development has just been completed behind the commercial area, increasing the desirability of these units. With all access to the residential area passing by the commercial units, demand for these spaces is expected to rise sharply in the near future.

This is a unique opportunity to secure a commercial space in a location that is set to become even more sought after.

The property does require finishing, and an additional floor can be added giving 180m<sup>2</sup> of space.

Office, Coín, Costa del Sol.

Built 90 m<sup>2</sup>, Terrace 20 m<sup>2</sup>.

Setting : Suburban, Commercial Area, Close To Shops, Close To Town.

Orientation : North West.

Condition : Renovation Required.

Views : Urban, Street.

Features : Private Terrace.

Furniture : Not Furnished.

Parking : Street.

Category : Investment.



## Features:

### Features

Private Terrace

### Setting

Commercial Area

Close To Shops

Close To Town

Suburban

### Parking

Street

### Orientation

North West

### Condition

Renovation Required

### Category

Investment

### Views

Urban

Street

### Furniture

Not Furnished