



# Commercial Premises for sale in Benalmádena, Benalmádena

1,850,000 €

Reference: R4686298 Build Size: 1,505m<sup>2</sup>





## Costa del Sol, Benalmádena

### UNIQUE OPPORTUNITY, SALE OF PREMISES OR PREMISES IN A SHOPPING CENTER IN BENALMÁDENA

Premises with 1505.70 m2 All on the ground floor

3 PREMISES of 70 m2 and 1 premises of 1,295, 70 m2 SALE PRICE 1,850. €000

1 LOCAL OF 1,295 m2 SALE PRICE 1,300. €000

PURCHASE OPTION will be valued

It is currently operating as a diving and nautical school.

Ask about the sale of a vocational school business, vocational training approved by the Junta de Andalucía,

Street façade: 26 linear meters

#### FACILITIES THAT INCLUDE:

Power and lighting: 45,000 watts

Fluorescent lighting throughout the premises

Domestic hot and cold water

Boiler and natural gas installation

Fully tiled changing rooms for women and men

15 x 8 (220 m3) heated indoor pool

It is currently operating as a diving and nautical school.

#### GREAT POSSIBILITIES:

- Office center
- Gym, sports centers, spa, daycare, warehouse, furniture storage
- Medical center, dental rehabilitation and beauty clinic, club...
- Furniture store or similar, hardware stores, lighting, DIY, store for Chinese
- Open Cor/Eroski/Carrefour express...
- There is the possibility of buying an attached premises with 25 parking spaces, for a price of about €870,000, which is about 870 square meters. The premises communicate from the interior with ours. And it is the basement.

In compliance with RD of the Junta de Andalucía 218/2005 of October 11, consumers are informed that the indicated prices do not include the expenses derived from the purchase of real estate according to current laws, (ITP, notarial expenses. etc. ). There are no real estate brokerage fees additional to the sale price.



## Features:

### Features

Gym  
Sauna  
Utility Room

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Climate Control

Air Conditioning

### Condition

Excellent

### Category

Reduced  
Investment  
Bargain

### Views

Street

### Pool

Heated  
Indoor