

## Kommercielle lokaler til salg i Coín, Coín

590.000 €

Reference: R4926058    Badeværelser: 2    Byg Størrelse: 525m<sup>2</sup>



## Valle del Guadalhorce, Coín

Property Listing: Commercial property, suitable for offices, a practice, retail, etc., in the heart of Coín.

### Overview:

This versatile commercial property spans three levels—ground floor, mezzanine, and first floor—in a mixed-use building with residential apartments on the upper floors. Designed with convenience and accessibility in mind, the property features independent entrances for the ground and first floors, as well as modern amenities tailored to meet a variety of commercial needs.

### Location:

Address: Central Coín, a vibrant municipality in southern Spain.

Close proximity to public transportation, shopping areas, and business centers, ensuring high foot traffic and visibility.

### Key Features:

#### Accessibility:

Independent entrances on the ground and first floors.

Interior elevator connecting all three floors.

Fully equipped with mixed and accessible restrooms on the ground and first floors.

#### Comfort and Design:

Ground Floor (250 m<sup>2</sup>): Equipped with heating and air conditioning throughout.

Mezzanine (25 m<sup>2</sup>): Parquet flooring and centralized heating.

First Floor (250 m<sup>2</sup>): Parquet flooring and centralized heating.

#### Flexible Layout:

Open-plan distribution allows adaptation for various commercial uses such as retail shops, offices, or hospitality venues.

#### Dimensions and Layout:

Floor Area (m<sup>2</sup>)

Ground Floor 250 m<sup>2</sup>

Mezzanine 25 m<sup>2</sup>

First Floor 250 m<sup>2</sup>

#### Condition:

The property is in excellent condition with modern installations, requiring no immediate renovations.

#### Financial Details:

Annual Rental Income: €72,000

High-income potential makes this property an attractive investment opportunity.

#### Why Choose This Property?

Located in one of Coín's most dynamic areas, this property offers unmatched convenience, modern facilities, and a prime location. Whether for your next business venture or as an investment, this commercial space is ready to deliver value from day one.

## Funktioner:

### Funktioner

Elevator

I nærheden af transport

Adgang for mennesker med reduceret mobilitet

### Synspunkter

Urban

Gade

### Sikkerhed

Alarmsystem

Sikker

### Kategori

Investering

Moderne

### Orientering

Øst

Syd

### Indstilling

Kommercielt område

Tæt på butikker

Tæt på byen

By

### Parkering

Underjordisk

### Klimakontrol

Aircondition

### Møbel

Del møbleret

### Hjælpeprogrammer

Elektricitet

Telefon