



Commercial Premises for sale in El Zoco, Sitio de Calahonda, Mijas Costa

190,000 €

Reference: R5230516 Build Size: 41m²





Costa del Sol, Calahonda

Excellent Investment Opportunity — Commercial Premises for Sale in El Zoco Shopping Centre, Calahonda Discover a highly profitable commercial investment in the iconic El Zoco Shopping Centre in Calahonda — one of the area's most established and busiest commercial hubs, enjoyed year-round by residents, tourists, and local businesses. With a reliable tenant in place for the past 9 years, this property offers peace of mind, stability, and immediate returns. The current rent of €800/month provides a solid 5% annual yield, but due to the high demand in the area, the rental value can be easily increased to €1,000/month, boosting the return to an attractive 6% — a rare opportunity in today's market. The premises benefit from a southeast orientation, offering pleasant views of the street and plaza, and unbeatable accessibility. Easy parking, proximity to public transport, and excellent foot traffic make this a standout location for any type of business. Surrounded by cafés, restaurants, supermarkets, shops, leisure areas, and just a short walk from the beach, the property is perfectly positioned to maintain long-term rental demand. Key Features: Prime location in El Zoco Shopping Centre Stable long-term tenant (9 years) Current 5% return, potential increase to 6% Rental income: €800/month, easily adjustable to €1,000 Hot/cold air conditioning Mains water & electricity First Occupancy Licence (LPO) Excellent access and easy parking Walking distance to shops, cafés, restaurants, and the beach High foot traffic area with strong commercial appeal Whether you are seeking a secure, income-generating asset or a strategic addition to your investment portfolio, this commercial space represents unbeatable value in a thriving location.



Features:

Features

Near Transport

Views

Urban

Orientation

South East

Setting

Commercial Area

Close To Sea

Close To Shops

Climate Control

Hot A/C

Furniture

Not Furnished

Utilities

Electricity

Drinkable Water