



## Business for sale in Coín, Coín

749,000 €

Reference: R5311345 Bathrooms: 3 Build Size: 395m<sup>2</sup>





## Valle del Guadalhorce, Coín

EXCLUSIVE COMMERCIAL PREMISES IN THE BEST AREA OF COÍN - 395 m<sup>2</sup> - IDEAL FOR BUSINESSES OR INVESTMENT

We are proud to present this outstanding commercial property exclusively, located in the most sought-after area of Coín. Its strategic location combines excellent visibility, easy access, and a vibrant commercial environment.

One of its key advantages is the convenience for both clients and employees, thanks to the proximity of a public parking area that makes parking easy. This is a well-established and highly demanded area, making it an excellent opportunity both for business use and as an attractive investment.

### Key Features:

- 395 m<sup>2</sup> built area
- Distributed over 2 floors
- 2 independent entrances
- Internal elevator
- 3 restrooms (one adapted for people with reduced mobility)
- Private kitchen
- Air conditioning (split units)
- Large windows with abundant natural light
- High-quality construction

### Layout:

#### Ground Floor:

Spacious open-plan main area, ideal for a wide range of activities (clinic, academy, offices, coworking space, boutique gym, showroom, etc.).

There is also a second independent room and a private office. This floor additionally includes a small kitchen and 1 restroom.

#### Upper Floor:

Three large, bright offices, easily adaptable to suit different business needs. Convenient access via the internal elevator.

### Ideal for:

- Medical or aesthetic clinics
- Training and educational centers
- Professional offices or law firms
- Corporate headquarters
- Coworking spaces
- Investors (possibility to rent each floor separately)

Thanks to its two independent entrances and functional layout, the property offers the possibility to divide operations or rent each floor separately, providing strong profitability potential.

A spacious, bright, and versatile commercial property in a prime location, ready to start operating immediately.



For more information or to arrange a viewing, please do not hesitate to contact us.



## Features:

### Features

Storage Room

Double Glazing

WiFi

Restaurant On Site

Access for people with reduced mobility

### Views

Street

### Kitchen

Partially Fitted

### Category

Bargain

Cheap

Resale

### Orientation

East

South

West

South East

South West

### Setting

Commercial Area

Close To Shops

Close To Town

Close To Schools

Town

Village

### Parking

Open

### Climate Control

Air Conditioning

### Condition

Excellent

### Utilities

Electricity

Drinkable Water