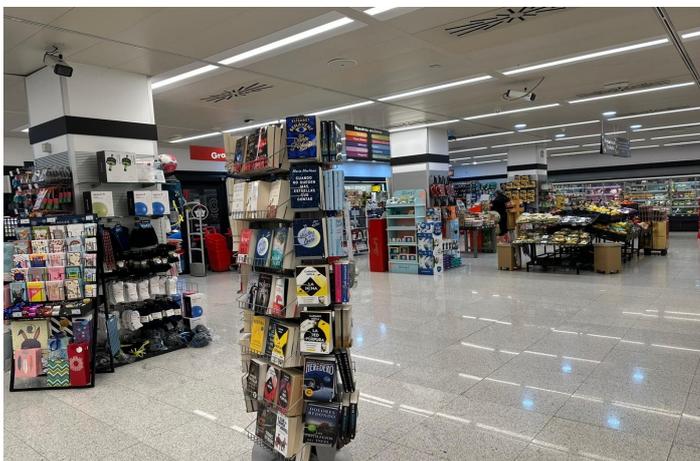




# Winkel te koop in Estepona, Estepona

2.300.000 €

Referentie: R5325079 Perceelgrootte: 1.177m<sup>2</sup>





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## Costa del Sol, Estepona

Commercial premises with rental income located on the Mediterranean Highway N-340, km 167, in Estepona (Málaga), Spain. The property is currently leased and operating as a SUPERCOR supermarket, representing a stable investment opportunity.

The premises have a total area of 1,177.65 m<sup>2</sup>, distributed between the ground floor (606.94 m<sup>2</sup>) and basement level (570.71 m<sup>2</sup>). The property features a 25-meter façade and 3-meter ceiling height. The space is open-plan and positioned on a corner, providing excellent commercial visibility.

The unit is equipped with air conditioning, suspended ceilings, halogen lighting, electrical installations and an office area.

The property is offered for sale as an income-producing asset with an estimated yield of 4.87% and a current monthly rental income of €9,333.28.

The lease agreement is valid until May 2032, providing long-term stability of rental income.



## Kenmerken:

### Extra's

Kelder

**Huidige Staat**

Uitstekend

### Zonorientatie

Zuiden

**Meubilering**

Volledig ingericht

### Ligging

Commercieel gebied

**Parkeergelegenheid**

Straat