



## Storage Room for sale in San Pedro de Alcántara, Marbella

3,650,000 €

Reference: R4826068 Bathrooms: 1 Build Size: 1,720m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Commercial premises with a working business - storage room rental. There are two commercial spaces: One is 361 m<sup>2</sup> (according to Nota Simple it is 281 m<sup>2</sup> plus another 80 m<sup>2</sup> were also built). On this floor there are 42 storage rooms, ranging in size from 2 m<sup>2</sup> to 9.5 m<sup>2</sup>. The height of this room is 5.60 m, which made it possible to make a second floor, with an area of 235 m<sup>2</sup>. On which it is planned to do another 60 storage rooms, ranging in size from 2 m<sup>2</sup> to 4 m<sup>2</sup> (there is already a construction plan and materials have been purchased). There is a semi-basement with a car entrance, with a total area of 1359 m<sup>2</sup>. On this floor there are 163 storages, ranging in size from 1.2 m<sup>2</sup> to 14 m<sup>2</sup>. The height of this space varies from 3.5 m to 4.5 m. There is an unoccupied area of 96 m<sup>2</sup>, where it is planned to build another 40-60 storage rooms of 2 m<sup>2</sup> each. Currently, 205 storage rooms are in operation and the construction of another 60 storage rooms is planned.



## Features:

Features	Climate Control	Views
Near Transport	Air Conditioning	Urban
Storage Room	Cold A/C	Street
Double Glazing	Hot A/C	
Staff Accommodation		
Basement		
Access for people with reduced mobility		
Setting	Condition	Furniture
Commercial Area	Excellent	Fully Furnished
Close To Town		
Security	Parking	Category
24 Hour Security	Street	Investment
Alarm System	More Than One	Bargain
		Resale
		Contemporary