



## Erhvervsejendom til langtidsleje i Valencia, Valencia

**1.400€ om eftermiddagen**

Position your business for success in this impressive 215m<sup>2</sup> local comercial, strategically located on the bustling Calle Islas Canarias in Valencia's sought-after Camins al Grau district. This prime location offers exceptional visibility and foot traffic, providing an ideal foundation for a thriving enterprise.

While others offer space, we present an opportunity for expansion and versatility. This substantial ground-floor premises boasts a facade of 6 meters, providing excellent street presence and signage potential to capture the attention of passersby.

Inside, discover a spacious 215m<sup>2</sup> ground floor, currently thoughtfully divided into multiple rooms and featuring two bathrooms. This adaptable layout offers immediate functionality while providing the flexibility to reconfigure the space to perfectly suit your specific business needs.










But the potential doesn't end there! This remarkable property also includes a significant 200m<sup>2</sup> mezzanine level, effectively doubling your usable space and opening up a world of possibilities. Imagine dedicated office areas, expanded retail space, additional storage, or specialized service zones – the choice is yours.

This versatile local is ideal for a wide range of businesses, including but not limited to:

Supermarkets

Medical Centers

Dental Clinics

- |  |   |   |
|--|---|---|
|  0 soveværelser          |  2 badeværelser          |  420m <sup>2</sup> Byg størrelse |
|  air conditioning yes    |  storage room            |  security door                   |
|  diaphanous distribution |  construction year: 1937 |  orientation: Sur                |

