





## 4 Cuarto Local Comercial en venta en Guardamar del Segura, Alicante

220.000€

Spacious 112m<sup>2</sup> commercial unit (according to the land registry) located in one of the busiest and most visible areas of Guardamar del Segura, right on the main access road to the town—a mandatory route for both residents and tourists. Just a few steps from the municipal bus station and the popular Reina Sofía Park, and only 600 meters from the beaches, this property benefits from high footfall and constant vehicle traffic throughout the year. A great opportunity to establish a successful business or make a sound medium/long-term investment thanks to its commercial potential, high visibility, and proximity to key urban landmarks. Perfect for retail, hospitality, office, or any business requiring maximum exposure and easy accessibility. Privileged location with strong growth potential.

 4 dormitorios  
 Laundry Room

 1 cuarto de baño

 112m<sup>2</sup> Tamaño de construcción