

## 1 bedroom Commercial Property for sale in Málaga, Málaga 3,000,000€





Single-storey premises with a very large façade on the street that can be divided. This commercial premises would be ideal to set up a storage business. 2 forms of purchase: purchase sale €3M or rent €12,000/month with purchase option.

The owner's objective is to sell, it could not be rented for more than 2 years before notarizing. To set up a business from behind, access by car is comfortable and also to enter the premises, you could set up about 1100M2 of storage rooms of different sizes with a profitability of  $\leq 25/M2$ , which is  $\leq 25,500$  per month and  $\leq 330,000$  gross per year. Net ROI 9/10% of the purchase price.

🛏 1 bedroom

🎽 1 bathroom

✤ 1,478m<sup>2</sup> Build size



Property marketed by JT Estates

www.spainpropertyportal.com/