

1 bedroom Commercial Property for sale in Torremolinos, Málaga

774,000€



MODELO DE NEGOCIO

SELFSTORAGE	
824M2 EXPLOTABLES	911,47 M2 UTILES
206 UNIDADES	3 A 6M2 MEDIDAS
37% aumento demanda anual	22 EUROS POR M2 PROMEDIO ALQUILER
	97% PORCENTAJE OCU

INVESTMENTS OPPORTUNITIES

SMART BOX SELF

Propuesta
Lote de parking en sótano en la mejor zona de Torremolinos.

- 27 plazas de parking y 35 trasteros
- Acceso por Elevador
- Acceso por Rampa
- Superficie 1069 M2

Great investment opportunity with great profitability.

TORREMOLINOS, MALAGA AND FUENGIROLA

THE SOUTHERN LOGISTICS TRIANGLE

More than 14 industrial estates between Málaga and Fuengirola, leaving Torremolinos and Benalmádena with a great opportunity for growth, since the new urbanizations and installation of companies in the area of influence of the airport and technology park have given rise to the demand for spaces of kept safe, whether for ecommerce, companies and individuals. Added to this, the new law that allows premises to be converted into homes, which lack storage rooms, has been the perfect combination to take advantage of the opportunity to launch Smart Boxes in a privileged location.

Basement of a complete residential building for sale with 206 storage rooms and a new license ready to start the business, turnkey, namely:

Material delivery time: Depending on availability of the assembly equipment.









The budget includes: - Specified materials and their assembly. - Transport by trailer to the destination city, if due to the location of the premises or warehouse it is required to serve in special transport, this added cost will be assumed by the client. - Any modification or expansion will be studied in a separate budget. - Door color according to standard RAL palette. If a color is chosen outside of this palette, it will incur an added cost.

The budget does not include:

- Modifications to the distribution of storage rooms after acceptance beyond THE COMPANY that involve extra material.

Materials guarantee: THE COMPANY guarantees its materials and assemblies for 1 year from delivery

For the operation of the storage rooms by Smart Boxes, the fee is 14% of the annual turnover and the marketing fee is

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|  1 bedroom |  1 bathroom |  911m ² Plot size |
|  Garage |  Lift |  Storage Room |
|  Intercom |  guardian | |