

## Commercial Property for sale in Denia, Alicante 110,000€





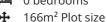






???? UNIQUE OPPORTUNITY! BAR TRANSFER AND SALE IN LAS MARINAS – DÉNIA ????Premium location just a few meters from the famous Quique Dacosta restaurant???? MAIN FEATURESSpacious 166 m<sup>2</sup> built space100 m<sup>2</sup> of usable space for the businessBar license in orderAuthorized capacity for 52 peopleNo kitchen, currently operating as a sushi restaurantIdeal for: tapas, cold meals, a cafeteria, a cocktail bar, or take-awayCentral heating/cooling, air conditioning, and ceiling fans???? EQUIPMENT AND LAYOUT2 bathroomsStoragePrivate office1 large terrace, ideal for tourists and localsTiled floors, aluminum frames, and double glazing (Climalit)Individual hot water???? COMPETITIVE ADVANTAGESDirect access from the streetExcellent visibility and high pedestrian trafficJust 2 km from the center of Dénia and the social clubClose to shopping centers and good road accessBusiness in good condition – ready to resume business from day one???? FINANCIAL CONDITIONSSale price: €110,000(Ideal for those who want to stop paying rent and have their own space)Business transfer price: €17,000Monthly rent: €580/month(Very competitive price for the area!)???? Location: Dénia Beach, Las Marinas – a tourist and residential area with high demand during the high season and stable demand the rest of the year.







100m<sup>2</sup> Build size