



## 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 FEATURES  
 Spacious 166 m<sup>2</sup> built space  
 100 m<sup>2</sup> of usable space for the business  
 Bar license in order  
 Authorized capacity for 52 people  
 No kitchen, currently operating as a sushi restaurant  
 Ideal for: tapas, cold meals, a cafeteria, a cocktail bar, or take-away  
 Central heating/cooling, air conditioning, and ceiling fans  
 ???? EQUIPMENT AND LAYOUT  
 2 bathrooms  
 Storage  
 Private office  
 1 large terrace, ideal for tourists and locals  
 Tiled floors, aluminum frames, and double glazing (Climalit)  
 Individual hot water  
 ???? COMPETITIVE ADVANTAGES  
 Direct access from the street  
 Excellent visibility and high pedestrian traffic  
 Just 2 km from the center of Dénia and the social club  
 Close to shopping centers and good road access  
 Business in good condition – ready to resume business from day one  
 ???? FINANCIAL CONDITION  
 Sale price: €110,000 (Ideal for those who want to stop paying rent and have their own space)  
 Business transfer price: €17,000  
 Monthly 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.

 0 bedrooms  
 166m<sup>2</sup> Plot size

 2 bathrooms

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



Property marketed by España Dream Properties

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