

## Commercial Property for sale in Calpe, Alicante

320,000€

Put your idea on the map of Calpe. Spacious commercial premises for sale in the heart of the city, in one of the busiest and most visible areas. With approx. 197 m<sup>2</sup> usable area (almost 200 m<sup>2</sup>) and an interior height of nearly 4 m, it offers volume, presence and versatility for multiple concepts: specialty shop, decoration boutique, gastro bar / tapas, fusion cuisine restaurant, specialty coffee shop, showroom, creative studio, beauty center, private clinic, professional office or coworking space. It previously hosted a home goods store, and thanks to its installed smoke extraction system, it is also ideal for restaurant projects. The premises are in good condition, fully finished and ready to move in, reducing implementation times and costs. Highlights: Usable area: approx. 197 m<sup>2</sup> (almost 200 m<sup>2</sup>). Clear height: nearly 4 m, offering spaciousness and the possibility to create double-height areas or mezzanines (subject to regulations). Linear façade: approx. 12 m ensuring excellent visibility and showcase potential. Current layout: open main area, wide entrance, office, toilet, storage room and staircase. Installed air conditioning. Smoke extraction system (key asset for hospitality). Porcelain flooring: easy to maintain and visually appealing. Good overall condition, ready to start business with minimal additional investment. Central location with high foot traffic, ideal to attract both locals and tourists. Why this premises? It combines space, height, façade and strategic location: the four key factors to position and grow your brand in Calpe from day one. Ready to see it and evaluate its potential in person? Contact us or come by our office and we'll accompany you on a visit. We'll help you assess the viability of your concept and turn this space into your next business success.

 0 bedrooms  
 air conditioning yes

 0 bathrooms

 220m<sup>2</sup> Build size