

## Commercial Property for sale in Benalmadena, Málaga

299,000€



10–11% Yield Investment – Commercial Premises Near the Marina with Terrace

Commercial premises for sale near the marina – high-yield investment opportunity.

Excellent opportunity to acquire two commercial units in a prime location just behind the marina, in a busy area surrounded by established businesses including a large gym, barber shop, restaurants and five major hotels nearby, generating strong foot traffic throughout the year.

The premises offer 71 m<sup>2</sup> interior space plus approximately 30 m<sup>2</sup> terrace, located at street level, providing excellent visibility for any business.

Currently divided into two independent commercial units, the property offers great flexibility for investors or business owners. The units can be purchased together, rented separately or combined into a larger commercial space.

Ideal for businesses such as:

- Hair salon
- Beauty or aesthetic clinic
- Office or agency
- Restaurant or café
- Ice cream shop
- Retail boutique

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|---|---|--|
|  0 bedrooms           |  2 bathrooms               |  71m <sup>2</sup> Build size      |
|  South orientation    |  30 m <sup>2</sup> terrace |  Amenities near                   |
|  Transport near       |  Guest toilet              |  Private terrace                  |
|  Street view          |  Unfurnished               |  Close to children playground     |
|  Close to sea / beach |  Uncovered terrace         |  Recently Renovated / Refurbished |
|  Urban view           |  Close to shops            |  Close to town                    |
|  Close to port        |  Close to schools          |  Ground floor patio               |
|  Partial sea views    |  Internet - Fibre optic    |  Close to restaurants             |