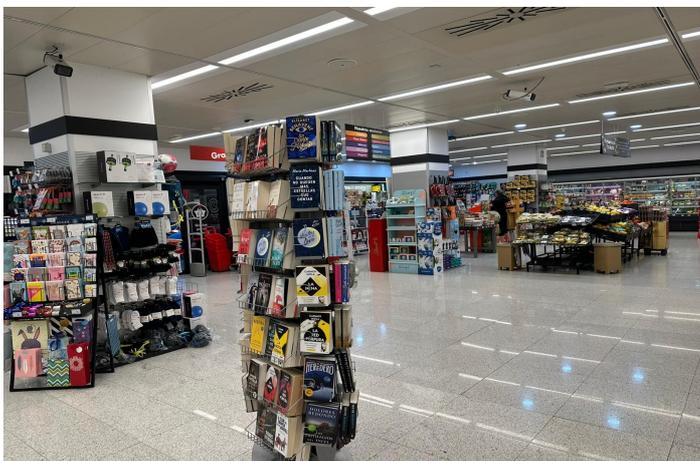




Shop for sale in Estepona, Estepona

2,300,000 €

Reference: R5325079 Build Size: 1,177m<sup>2</sup>





## Costa del Sol, Estepona

Commercial premises with profitability located on the Mediterranean Highway N-340, km 167, in Estepona (Málaga), Spain. The property is currently leased and operating as a SUPERCOR supermarket, making it an attractive investment opportunity.

The premises have a total built area of 1,177.65 m<sup>2</sup>, distributed between ground floor (606.94 m<sup>2</sup>) and basement floor (570.71 m<sup>2</sup>). The property features a 25-meter façade and 3-meter ceiling height.

The unit is equipped with air conditioning, suspended ceiling, halogen lighting, electrical installation, and office area. It is a corner and open-plan commercial space, offering excellent visibility and accessibility.

The property is offered for sale with an estimated yield of 4.87%, with a current monthly rent of €9,333.28. The sale price is €2,300,000, equivalent to €1,953/m<sup>2</sup>.

Its strategic location on the N-340 provides easy access and strong commercial exposure, making it a solid long-term investment asset.



## Features:

**Features**

Basement

**Condition**

Excellent

**Orientation**

South

**Furniture**

Fully Furnished

**Setting**

Commercial Area

**Parking**

Street