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Luxury Realty
real estate

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Commercial in El Faro

Reference: R4152283



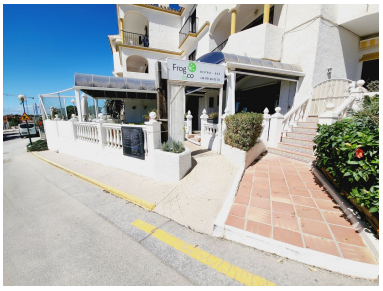
Bedrooms: by request
Bathrooms: 2
M² Build size: 131
Price: 280,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

An Unrivalled Freehold Business Opportunity: Frog & Co. in El Faro, Southern Spain

Luxury Realty is exceptionally privileged to present an extraordinary investment opportunity: the acquisition of 'Frog & Co.', a well-established and highly profitable bar and restaurant located in the vibrant Las Farolas district of El Faro, Southern Spain. This offering transcends a mere business sale; it represents the chance to own a freehold going concern with a proven track record, nestled in a region poised for exponential growth. Situated in the heart of Spain's captivating Costa del Sol, El Faro is renowned for its charming coastal appeal and burgeoning residential communities, making this establishment a cornerstone of local life and a magnet for visitors.

Currently operating as a thriving culinary and social hub, Frog & Co. boasts a robust and consistent revenue stream. Its established profitability is a testament to its successful management, quality offerings, and loyal customer base. However, what truly sets this opportunity apart is the immediate and undeniable potential for significant expansion and increased profitability. The current owners have meticulously cultivated a beloved local institution, and this reluctant sale opens the door for a discerning investor to capitalise on its inherent strengths and the unprecedented developments underway in the surrounding area.

The strategic advantage of Frog & Co.'s location is underscored by the explosive residential growth occurring within its immediate vicinity. Within a mere 300-meter catchment area, over 500 new homes are currently under construction, with additional substantial residential projects slated to commence shortly. This influx of new residents guarantees a dramatic and sustained increase in consumer numbers for the foreseeable future, translating directly into enhanced footfall and amplified revenue potential for a business perfectly positioned to cater to this expanding demographic. This isn't speculative growth; it's a quantifiable surge in potential customers, offering a secure foundation for future success.

El Faro, Southern Spain, offers an idyllic setting, and the Las Farolas area specifically is a highly sought-after residential enclave. Frog & Co. benefits from an excellent location within this popular community, enjoying superb accessibility and communication links. Strategically positioned less than 200 meters from the main A7 coastal highway, it ensures effortless access for both local patrons and passing traffic. This prime spot provides both the tranquillity of a residential area and the convenience of main road proximity, a combination rarely found in such a desirable location. The picturesque surroundings and the established community atmosphere further enhance the appeal of this commercial venture.

Furthermore, Frog & Co. enjoys the distinct advantage of minimal direct competition within its immediate area, solidifying its position as an essential element of the local community. It serves not just as a place to eat and drink, but as a vital social anchor, fostering a loyal clientele. Despite its current success, considerable untapped potential remains. The business is ripe for further capitalisation through straightforward strategies such as extending operating hours to capture wider segments of the market or diversifying its offerings. Imagine the potential of introducing a mini-market or convenience store component, a venture that previously thrived on these very premises, meeting the daily needs of the growing residential population.

The premises themselves are remarkably versatile and comprise three interconnected commercial units, offering substantial flexibility for expansion. Two of these units seamlessly form the core of the bar and restaurant operations. These meticulously designed spaces feature a fully equipped, professional commercial kitchen capable of supporting high-volume service, dedicated customer toilets including disability-compliant facilities, a comprehensive bar area, and ample interior seating that creates a welcoming ambiance. Complementing the interior are two distinct outdoor spaces: a charming covered terrace, perfect for all-weather enjoyment, and an expansive, sun-drenched exterior terrace that provides an ideal setting for al fresco dining and social gatherings, particularly appealing in the glorious Southern Spanish climate.

The third commercial unit, a substantial space currently utilised for extensive storage, represents a particularly exciting opportunity. Historically, this unit successfully operated as a mini-market under a previous owner, underscoring its inherent suitability for diversification. Its generous dimensions make it perfect for re-establishing a convenience store, introducing a specialty retail outlet, or significantly expanding the bar/restaurant's seating capacity to accommodate the anticipated increase in demand from the new residential developments. This inherent flexibility allows for creative business strategies, ensuring that the new owner can adapt and maximise profitability in line with market evolution. This is truly a freehold asset with multiple avenues for income generation and expansion, ready for its next chapter.

Features:

None, Air conditioning, None, Private garden, Investment, Resale