

Commercial in Mijas Costa

Reference: R5041144



Bedrooms: by request

Bathrooms: 4

M<sup>2</sup> Build size: 240

Price: 336,000 €

Status: Sale

Property Type: Commercial Parking places: by request

M<sup>2</sup> Plot Size:



Overview: A spacious commercial premises for sale in Mijas Costa, perfect for a supermarket, convenience store, or any other food and essential services business. With 242.44 m<sup>2</sup>, it offers a functional layout that includes a kitchen area, cold room, offices, and three bathrooms. It also has access to a communal terrace, ideal for expanding its use. Its south-facing orientation provides natural light throughout the day, and there are large street-level parking areas with spaces adapted for people with reduced mobility. Both the premises and the residential complex have fully conditioned access to ensure comfort and ease of entry. This property offers enormous profit potential. It comes with a pre-approved franchise project from a well-known supermarket chain, allowing the buyer to either run the business directly or lease it to the franchisee, ensuring a minimum annual return of 6% from the first year. Located in one of the fastest-growing areas of Mijas Costa, the premises are surrounded by new residential developments that are in need of everyday shops and services. Families and professionals live here, seeking proximity and convenience in their shopping, which guarantees a stable clientele year-round. Just 350 meters from El Faro de Calaburra beach, the area also receives visitors, but the real value lies in its local community, which demands supermarkets, pharmacies, gyms, and restaurants without the need to travel far. If you're looking for a safe investment with great future potential in a strategic location, this property is ready for you. Contact us and come see it for yourself.

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#### Features:

None, Pool, Private garden, Parking, Investment