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Commercial in San Pedro de Alcántara

Reference: R5338549



Bedrooms: by request
Bathrooms: 2
M² Build size: 100
Price: 259,900 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an unparalleled investment opportunity in the heart of San Pedro Alcántara, one of Southern Spain's most sought-after and vibrant destinations. This exceptional commercial premise offers discerning investors a pathway to immediate, stable returns with significantly mitigated risk, anchored by a long-standing, robust business operation.

The Property: A Gateway to Proven Success

Spanning a generous 100 square metres, this commercial space is perfectly situated to capture the steady flow of local residents and international visitors that define San Pedro Alcántara. Beyond its substantial size, the true value of this property lies in its current, highly successful incarnation: a well-established pizzeria that has been a beloved fixture in the community for over two decades. This isn't just a space; it's a proven engine of commercial activity, meticulously maintained and operationally efficient, ready to continue generating revenue from day one of your acquisition.

The interior layout of the premises is thoughtfully designed for high-volume hospitality, featuring ample seating areas, a fully equipped kitchen, service counters, and necessary utility spaces. Its functional design has facilitated two decades of continuous, profitable operation, underscoring its suitability for a variety of commercial ventures, although its current use as a thriving eatery demonstrates its prime potential. The robust infrastructure and appealing atmosphere contribute significantly to the business's enduring popularity and, by extension, the property's intrinsic value.

An Investment Defined by Stability and Immediate Returns

What truly sets this opportunity apart is the unique and highly advantageous tenancy arrangement. The current, highly successful business owner, having cultivated a reputable and flourishing establishment over more than 20 years, expresses a strong desire to remain as the tenant. This commitment provides an extraordinary level of stability and peace of mind for the investor. There will be no void periods, no need to seek out new tenants, and no initial expenditure on property preparation or marketing; the income stream commences immediately upon acquisition.

The proposed monthly rent of €1,500 translates to an approximate gross yield of an impressive 6.9% per annum. In today's dynamic investment landscape, securing such a robust and reliable return from a brick-and-mortar asset, particularly one with a pre-arranged, high-quality tenant, is exceedingly rare. This yield surpasses many traditional investment vehicles, offering a tangible, consistent income stream that enhances any investment portfolio. The longevity of the existing business operation further attests to its financial health and the tenant's reliability, minimising common investor concerns regarding business viability and rental payments.

Prime Location: The Heartbeat of San Pedro Alcántara

Location is paramount in real estate, and this property boasts an enviable position on Calle Fuente Nueva, one of San Pedro Alcántara's most bustling and commercially vibrant thoroughfares. Calle Fuente Nueva is renowned for its constant pedestrian and vehicular traffic, ensuring maximum visibility and consistent commercial footfall throughout the day and evening. This street is a central hub for daily life, surrounded by a complementary mix of residential properties, other popular retail outlets, local businesses, and essential services, creating a natural magnet for consumers.

San Pedro Alcántara itself is a jewel in Southern Spain's crown, part of the prestigious Marbella municipality. It effortlessly blends traditional Andalusian charm with modern sophistication, attracting a diverse demographic of affluent residents, discerning expatriates, and a steady influx of high-end tourists. The town benefits from its close proximity to world-class golf courses, luxurious beach clubs, and the iconic Puerto Banús, all contributing to a vibrant economy and a consistently high demand for quality commercial services. The region's year-round favourable climate further enhances its appeal, ensuring sustained commercial activity throughout the seasons.

Investing in San Pedro Alcántara means investing in a region experiencing continuous growth and sustained property value appreciation. The area's strategic location on the Costa del Sol, coupled with excellent infrastructure and accessibility to Málaga Airport, makes it a highly desirable destination for both living and doing business. The established community and robust tourist industry provide a resilient economic environment, underpinning the long-term security and growth potential of this commercial asset.

An Unmissable Opportunity for the Astute Investor

This offering represents a rare confluence of factors that savvy investors seek: a high-quality commercial premise, an extremely well-established and profitable business, a reliable tenant committed to long-term occupancy, and a prime location within a thriving, affluent community in Southern Spain. It’s an ideal solution for those looking to diversify their portfolio with a low-risk asset providing immediate and attractive returns, offering substantial capital appreciation potential over time.

Seize the opportunity to acquire a robust income-generating asset without the complexities often associated with commercial property investment. This is not merely a purchase; it's an acquisition of a fully operational, income-producing enterprise, promising stability and growth.

For more detailed information or to arrange a private viewing of this exceptional investment opportunity, please do not hesitate to contact Luxury Realty today. Our team of expert advisors is ready to assist you in making a truly strategic acquisition.

Features:

None