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Коммерческое в Málaga Centro

Референция: R5369290



Спальни: по запросу

Ванные: 2

М² Размер: 319

Цена: 540 000 €

Статус: Продажа

Тип недвижимости: Коммерческое

Места: по запросу

М² Участок:













Описание:TRINIDAD ARTISAN HUB Bakery with production facility in Málaga city centre – 319 sqm Unique asset with revaluation potential. Commercial premises for sale in Málaga city centre, currently operating as a bakery with production facility, located on Calle Calzada de la Trinidad, in a well-established area with high residential density, strong activity and excellent future projection. This is not just another commercial unit, but a unique asset that is difficult to replicate in Málaga city centre. SURFACE AREA Total built area: 319 m², distributed across separate units, each with its own independent cadastral reference: •Ground floor (production / retail area): 152 sqm •Mezzanine level: 157 sqm •Private freight lift: 10 sqm The property has a fully operational layout, including a freight lift for goods handling. LAYOUT & FLEXIBILITY The mezzanine, currently used as storage and office space, benefits from dual access: •Internal connection •Independent access from the building This configuration provides significant flexibility, both for continuing the current business and for alternative uses. STRATEGIC LOCATION •Less than 10 minutes walking distance from Hospital Civil and Materno-Infantil •Close to the future "Virgen de la Esperanza" hospital •Near the future La Trinidad metro station (direct connection to the city centre in just a few minutes) Area with high foot traffic, strong demand and revaluation potential. KEY DIFFERENTIATING FACTORS Currently, Málaga City Council limits the establishment of large-scale production facilities (obradores) in the city centre, making this property an opportunity with a relevant barrier to entry. In addition: •Established business with a loyal customer base •Possibility to transfer machinery, equipment and know-how •Ideal location for central distribution without the need for peripheral logistics ADDITIONAL POTENTIAL Due to its size and independent access, the mezzanine level may be subject to feasibility study for a potential change of use into residential unit(s). However, any change of use would be subject to: •Prior technical verification •Compliance with urban planning regulations •Obtaining the corresponding municipal licences The property does not guarantee such change of use and must be assessed by the interested party. PRICE •€540,000 (without machinery) •€690,000 (including machinery and installations) A hybrid asset: business + real estate, in a strategic location with revaluation potential.

Особенности:

Инвестиции