

## 5 bedroom Commercial Property for sale in Garrucha, Almería

250,000€



Unique Opportunity! Commercial Premises for Sale with Unbeatable Location in Garrucha

Are you looking for a safe and profitable investment? This commercial premises, with a privileged location in the heart of Garrucha, is the perfect option. We offer a large and versatile space that adapts to various commercial needs.

Characteristics of the Premises:

Interior Area: 150 m<sup>2</sup> of functional space.

Terrace: 60 m<sup>2</sup> additional, ideal for outdoor activities.

Location: Strategically located between the two main supermarkets in Garrucha and on the renowned Paseo del Malecón.

Advantages of the Location:

**High Flow of People:** Location at the main transit point towards the exit of Garrucha, ensuring a constant flow of potential customers.

**Proximity to the Beach:** Only 200 meters from the beach, making it a point of attraction for both residents and tourists.

**Visibility and Accessibility:** High visibility and easy access area, ideal for maximizing the exposure of any business.

Perfect for:

Restaurants and cafes

Retail stores

 5 bedrooms

 2 bathrooms

 160m<sup>2</sup> Build size