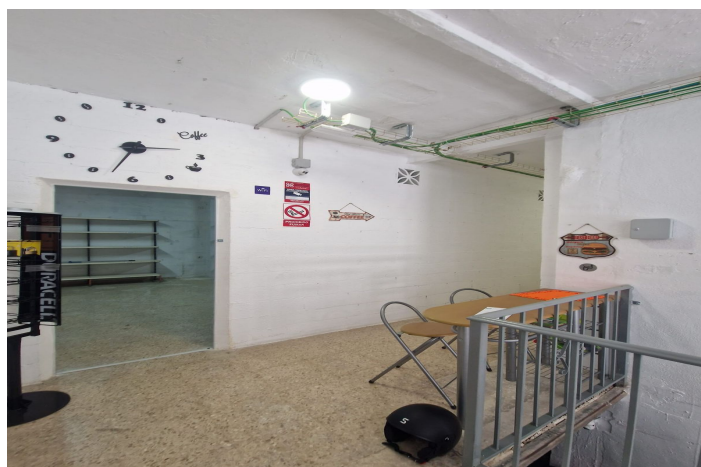
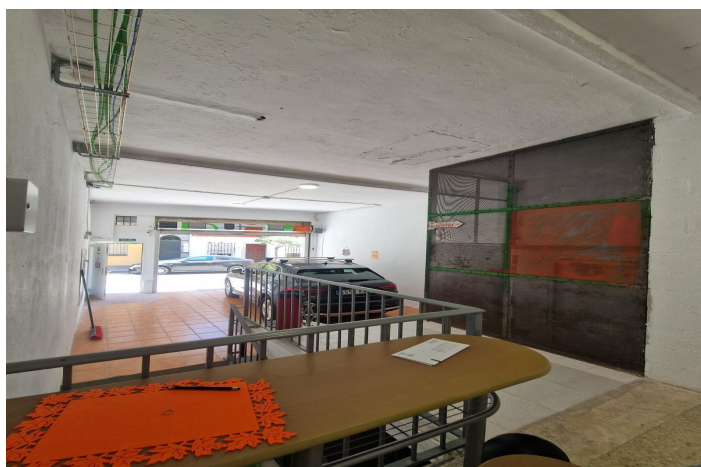




## Commercial Premises for sale in Fuengirola, Fuengirola

890,000 €

Reference: R5229361    Bathrooms: 1    Build Size: 535m<sup>2</sup>





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## Costa del Sol, Fuengirola

Unique Investment Opportunity in Fuengirola – Commercial Premises with Storage Unit Project and License We exclusively present this magnificent commercial premises for sale, located in a central area of Calle Sevilla, in the heart of Fuengirola (Málaga). Its excellent location, surrounded by services, shops, and main roads, makes it a safe and profitable investment, ideal for both entrepreneurs and real estate developers. The property has a total area of 535 m<sup>2</sup>, perfectly distributed to optimize space. It currently has an approved license for the sale of storage units, with 70 units ready for sale or rent, offering an immediate source of income. In addition, the premises are equipped with a functional freight elevator that connects directly to the basement level, where the additional storage units are located, facilitating access and business operations. Main Features: 535 m<sup>2</sup> built area. 70 licensed storage units ready for sale. Freight elevator with access to the basement. Unbeatable location on Calle Sevilla, Fuengirola. High-demand area with easy access. As an added value, the property includes a project study for change of use, which opens the possibility of building two apartments on the upper floors, as well as converting the storage units into parking spaces in the basement, thus maximizing its development and appreciation potential. We estimate approximately 30 to 40 parking spaces. This project offers a perfect combination of immediate profitability and future growth potential: you can start generating income from day one by selling the storage units, while the new residential project progresses. A versatile, modern, and forward-looking investment, ideal for those seeking security, a prime location, and a return on investment in one of the most dynamic towns on the Costa del Sol. Contact me today for more detailed information, available floor plans and studies, or to schedule a personal visit to the property. Don't miss this unique opportunity in Fuengirola!



## Features:

### Features

Near Transport  
Storage Room

### Condition

Excellent  
Recently Renovated

### Energy Rating

E

### Orientation

North  
South

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E

### Setting

Close To Shops  
Close To Town  
Town

### Category

Investment