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## Sales - Commercial - Estepona

# 2.300.000€

**Ref.-ID: R5325079** **Estepona** **Commercial**

**1177 m2**

Commercial premises with profitability located on the Mediterranean Highway N-340, km 167, in Estepona (Málaga), Spain. The property is currently leased and operating as a SUPERCOR supermarket, making it an attractive investment opportunity. The premises have a total built area of 1,177.65 m², distributed between ground floor (606.94 m²) and basement floor (570.71 m²). The property features a 25-meter façade and 3-meter ceiling height. The unit is equipped with air conditioning, suspended ceiling, halogen lighting, electrical installation, and office area. It is a corner and open-plan commercial space, offering excellent visibility and accessibility. The property is offered for sale with an estimated yield of 4.87%, with a current monthly rent of 9,333.28. The sale price is 2,300,000, equivalent to 1,953/m². Its strategic location on the N-340 provides easy access and strong commercial exposure, making it a solid long-term investment asset.

| Setting | Orientation | Condition | Features | Furniture | Parking |
|---|---|---|---|---|---|
| ✔ Commercial Area | ✔ South | ✔ Excellent | ✔ Basement | ✔ Fully Furnished | ✔ Street |