

**Ref.-ID: MIBGR4710505**

**Fuengirola**

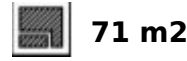
**Commercial**



**1**



**1**



**71 m2**

Unique Opportunity in the Heart of the Commercial District - Ideal for Various Businesses This spacious commercial space, with an enviable location next to Mercacentro Shopping Center, offers an exceptional opportunity for visionary entrepreneurs and expanding businesses. With its 60m<sup>2</sup> of usable space and a wide shop window of 5.2m, the space has been the home of a successful real estate agency for 25 years, demonstrating its potential as a center of intense and constant commercial activity. Now, this space is not only ideal for continuing a successful real estate tradition, but it is also perfectly adaptable for a variety of commercial ventures: - Bakery-Pastry Shop: Transform this space into a cozy place where customers can enjoy fresh bread, pastries, and other baked goods. - Ice Cream Parlor: Take advantage of the constant flow of families and young people in the area. - Audiology Center: Strategically located near high-activity centers, ideal for attracting older customers and workers. - Optics: A visible and accessible place that can maximize pedestrian traffic. - Beauty Center: Transform this space into an oasis of beauty and relaxation. - Hair Salon: Set a new style in a location with a large influx of people. - Dental Clinic: Offer health services in a central location. - Physiotherapy Clinic: Ideal for attracting athletes and active individuals from the nearby gym and billiard club. Located near thriving businesses such as Nuevo Estilo Gym and a billiard club, the space guarantees a constant flow of potential customers. Don't miss the opportunity to place your business at the epicenter of commercial activity in the area, taking advantage of a location that has proven to be key to business success.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Village
- ✓ Close To Shops

**Orientation**

- ✓ South

**Condition**

- ✓ Good

**Views**

- ✓ Urban
- ✓ Street

**Features**

- ✓ Near Transport
- ✓ Access for people with reduced mobility

**Furniture**

- ✓ Not Furnished

**Security**

- ✓ Electric Blinds

**Utilities**

- ✓ Electricity

**Category**

- ✓ Bargain

























