

building for sale Algeciras Casco Antiguo, Campo De Gibraltar



Complete Building for Sale | 3 Floors | 220 m2 Built Area | MixedUse Property | Garage for 2 Vehicles~~A complete threestorey building for sale, ideally located in a central area of Algeciras, offering multiple possibilities and excellent potential for both professional use and investment purposes.~~The property has previously been used as an architectural practice, and therefore benefits from a functional layout, independent spaces, and a particularly attractive structure for buyers seeking a building with character, generous proportions, and strong adaptability.~~Main Features~~The building is distributed across three floors:~~Ground Floor~~Spacious garage with capacity for two vehicles — a highly valuable feature in the town centre, where parking is often one of the most soughtafter advantages. This floor also includes a small bathroom, adding practicality and convenience.~~First Floor~~Comprises two rooms, an entrance hall, and a small WC. This level can continue to serve as office space, a professional practice, consultancy, or be converted into residential accommodation following the appropriate refurbishment.~~Second Floor~~Offers two additional rooms and another small WC, providing further usable space that can be redistributed according to the buyer's needs.~~An Excellent Investment Opportunity~~The property requires refurbishment, allowing the future owner to fully adapt the building to their own project from the outset. Thanks to its layout, central location, and multilevel configuration, it represents an excellent opportunity for:~~Creating several independent spaces~Offices, consulting rooms, or professional premises~Conversion into a singlefamily home with private garage~Exploring a redevelopment into tourist apartments, subject to urban planning approval and the relevant licences~~The presence of a private garage, the central location, and the refurbishment potential make this building a highly attractive investment opportunity for those seeking a distinctive property in Algeciras.~~Important Notice~~The information provided is for guidance purposes only and may be subject to unintentional errors or omissions.~~Notary fees and taxes arising from the purchase are not included in the sale price. Estate agency fees payable by the buyer amount to 3%.~~Basic Features~~220 m2 built area~Mixeduse building~Vacant possession~3 floors~2 garage spaces included in the price~Year of construction: 1960~Resale property / In need of refurbishment

property details

Spanishestate id:

6385680

contact

real estate agent:

Best House Guanarteme

reference::	14156-TLS	name:	not available
close to/ located:	Algeciras Casco Antiguo	spreek:	not available
region:	Campo De Gibraltar	telefoon:	+34928493720
property type:	building		
rooms:	not available		
property surface:	220 m2		
surface plot:	- m2		
price:	€ 195.000		