

building for sale Algeciras Casco Antiguo, Campo De Gibraltar



Complete Building for Sale | 3 Floors | 220 m2 Built Area | Mixed-Use Property | Garage for 2 Vehicles~~A complete three-storey 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 sought-after 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 multi-level configuration, it represents an excellent opportunity for:~~Creating several independent spaces~Offices, consulting rooms, or professional premises~Conversion into a single-family 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~Mixed-use 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		