

# SPANISHESTATE

<https://www.spanishestate.com/commercial-premise/barrio-de-granada-03011/6375178/>

## commercial premise for sale Barrio De Granada, Alacantí



Are you tired of searching for commercial properties that require endless renovations, unforeseen expenses, and months of stress waiting to find a tenant to pay the rent?~~Imagine for a moment buying a property today and having €400 deposited into your account tomorrow, while owning a second, brand-new half to set up your own business (or rent it out and double your profits).~~This recently renovated commercial premise offers exactly that: the peace of mind of immediate profitability combined with absolute flexibility.~~It is designed to give you maximum financial benefit with zero stress:~~The \"Two-for-One\" Secret (Strategically Divided): The space has been professionally split into two fully independent units ready to operate. This means you can collect rent from one half (currently at €400/month with a secure 2-year contract) to cover your mortgage, while using the other half entirely for free for your own project.~~100% Brand New Comprehensive Renovation: Featuring completely new walls, floors, electrical installations, and plumbing. You won't have to lift a finger, meaning you escape the stress and time-wasting of dealing with construction work, saving thousands of euros from minute one.~~High-Ceiling Mezzanines and Private Toilets (in each unit): Providing extra storage space so you can make the most of every square meter, keeping the main area impeccable and projecting a professional image to your clients.~~High-Demand Strategic Location: Situated in an area with excellent connectivity—metro, buses, and all services just a step away. This ensures constant foot traffic for any business, giving you the total peace of mind that this is a highly attractive property that will always be easy to rent in the future.~~Investment Summary at a Glance:~~Layout: 1 Property professionally divided into 2 functional and independent spaces.~~Condition: Comprehensive renovation just completed (Everything is brand new!).~~Immediate Profitability: Unit A is rented (€400/month guaranteed) + Unit B is vacant and at your full disposal.~~Don't let this opportunity pass you by. Properties that pay you from day one and require zero investment in renovations rarely hit the market.~~Call us right now at the number in the ad or send us a message to arrange your private viewing and discover the full potential of this property.~~P.S. Remember, starting a new business or investment often feels daunting due to initial costs. But thanks to the tenant already secured in one of the halves, you will have an extra €400 every month helping you amortize your purchase or finance your own project from the very start. Contact us now before another savvy investor beats you to it!~~\*The indicated RRP (Recommended Retail Price) does not include taxes or notary/writing fees. Agency fees are not included. The surfaces expressed on this page are descriptive and approximate. Prices may be subject to change without prior notice

## property details

Spanishstate id: **6375178**  
reference:: **18467**  
close to/ located: **Barrio De Granada**  
region: **Alacantí**  
property type: **commercial premise**  
rooms: **not available**  
property surface: **59 m2**  
surface plot: **- m2**  
price: **€ 96.000**

## contact

real estate agent: **Viviendas Y Locales**  
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