

## commercial premise for sale Castrillo De Murcia, Odra-Pisuerga



Commercial Premises with Potential for Residential Use – 132 m2, Corner Position, Two Entrances, Requires Refurbishment – Located in La Era Alta (Near Murcia, AVE and Airport)~~Spacious commercial premises with potential for conversion into residential use, offering a total area of 132 m2 and located in La Era Alta, just 15 minutes from Murcia city centre, 10 minutes from the AVE high-speed train station and 24 minutes from the Region of Murcia International Airport. Its corner position, visibility and multiple access points make it an excellent opportunity both for investment and for developing a unique residential project.~~Key Features:~• Total area: 132 m2~• Located in La Era Alta~• 15 minutes from Murcia city centre~• 10 minutes from the AVE station~• 24 minutes from the Region of Murcia International Airport~• Corner property with excellent visibility~• Frontage onto two streets~• Two independent entrances~• Large shopfront on the main façade~• Three side windows providing natural light~• Open-plan space, easy to divide or redesign as needed~• WC with shower~~Property Advantages:~• Highly versatile: suitable for commercial, professional or residential use (subject to regulations)~• Ideal for creating a loft, studio or modern home~• Also suitable for combining living and working space~• Quiet, well-connected area with nearby services~• Excellent opportunity for investors, self-employed professionals or buyers looking to create a bespoke space~~A unique opportunity to transform a bright, spacious property with multiple access points into a home or workspace in a strategic location.~~For further information or to arrange a viewing, please do not hesitate to get in touch.

### property details

Spanishestate id: **6332790**  
reference:: **13748-PST**  
close to/ located: **Castrillo De Murcia**  
region: **Odra-Pisuerga**  
property type: **commercial premise**  
rooms: **5**

### contact

real estate agent: **Best House Guanarteme**  
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property surface:	<b>132 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 135.000</b>