

# SPANISHESTATE

<https://www.spanishestate.com/commercial-premise/el-puerto-de-sagunto-46520/6223493/>

## commercial premise for sale El Puerto De Sagunto, Camp De Morvedre



unique Investment Opportunity in Valencia!~~Just 50 meters from the beach, this 80 m2 commercial space, currently operating as a bar, is the perfect opportunity for investors looking for steady income and a prime location.~~Property Highlights:~~ • Size: 80 m2.~ • Prime location: Only 50 meters from the beach, in a high-traffic area for both tourists and locals.~ • Current use: The space is currently a bar, with a steady flow of customers and a cozy atmosphere.~ • Rental income: 800 euros/month, giving you immediate returns.~ • Lease agreement: 10-year lease, providing guaranteed long-term rental income.~~Why invest in this property?~~ 1. Secure income: Already rented and running as a successful bar, offering a fixed monthly income of 800 euros.~ 2. Turnkey business: You're not just buying a property, you're getting a well-established bar with loyal customers.~ 3. Strategic location: With its proximity to one of Valencia's busiest beaches, you're guaranteed a constant flow of clients and great long-term value growth.~ 4. High returns: With a 10-year lease in place, you can count on reliable, long-term returns on your investment.~ 5. Tourist hotspot: Perfect for both locals and tourists, adding long-term value to both the business and the property.~~This is a fantastic opportunity for investors seeking immediate returns, a prime location, and a business that's already up and running.~~For more information or to schedule a visit, don't hesitate to contact us!

### property details

Spanishestate id:	<b>6223493</b>
reference::	<b>10301-0878</b>
close to/ located:	<b>El Puerto De Sagunto</b>
region:	<b>Camp De Morvedre</b>
property type:	<b>commercial premise</b>
rooms:	<b>not available</b>
property surface:	<b>80 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 149.000</b>

### contact

real estate agent:	<b>Percent</b>
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