

# SPANISHSTATE

<https://www.spanishstate.com/commercial-premise/huelago-18540/6375139/>

## commercial premise for sale Huélago, Accitania



STRATEGIC HOSPITALITY ASSET – HIGHYIELD INVESTMENT OPPORTUNITY~“Venta El Puntal” | Operating Restaurant + Hotel Development (740 m2) on 2,115 m2 Plot~~Investment Overview~~This is a dualincome hospitality asset combining an established, revenuegenerating restaurant with a valueadd hotel development opportunity in its final construction phase.~~Positioned roadside with high visibility and accessibility, the asset offers:~~Immediate cash flow (restaurant in operation)~~Shortterm value creation (hotel completion)~~Scalable upside through integrated operations~~This is not a speculative opportunity — it is a hybrid yield + development play.~~1. IncomeGenerating Asset: HighCapacity Restaurant~~The restaurant is a proven, highvolume operation, structurally designed to capture group traffic and eventdriven demand.~~Capacity: 200 covers~~Target segments:~~Tour operators (bus traffic)~~Family events (weddings, communions)~~Corporate dining~~Roadside transient customers~~Operational strengths:~~Large, openplan dining areas optimized for throughput~~Traditional Castilian design (high perceived value, strong positioning)~~High efficiency service bar~~Ancillary revenue via retail (local products and cured meats)~~Logistics advantage:~~Private parking with capacity for buses and heavy vehicles~~Direct roadside access constant organic lead flow~~ Key insight: This is not just a restaurant — it is a trafficcapturing machine.~~2. ValueAdd Component: 740 m2 Hotel Development~~Attached to the main asset is a partially completed hospitality structure, creating a clear path to forced appreciation.~~Current status:~~Structure and external envelope completed~~Pending: MEP installations, interior layout, finishes~~Projected capacity:~~~15–20 rooms (depending on final configuration)~~Strategic positioning:~~Midscale roadside accommodation~~Ideal for:~~Transit travelers~~Commercial workers~~Event spillover from the restaurant~~ Key insight: The hotel is not the risk — underutilizing it is.~~3. Synergy & Revenue Multiplication~~This asset’s real strength lies in vertical integration:~~Restaurant generates constant customer flow~~Hotel captures overnight value from existing demand~~Crossselling opportunities:~~Dinner + stay packages~~Event accommodation bundles~~Group/tour operator contracts~~ Result: Increased average revenue per customer (ARPU) and longer customer lifecycle.~~4. Land & Expansion Potential~~Total plot: 2,115 m2~~Excess capacity enables:~~Outdoor terrace (highmargin summer revenue)~~Landscaping / repositioning for premium perception~~Operational expansion (storage, logistics, additional units)~~5. Strategic Positioning~~Prime roadside visibility~~Frictionless access captures impulsive demand~~Strong positioning within:~~Regional transit routes~~Rural tourism circuits~~Eventdriven hospitality~~Investor Thesis (No Fluff)~~You are buying:~~Cash flow (Day 1) Restaurant~~Forced appreciation (Short term) Hotel completion~~Operational upside (Mid term)

Integrated model~~Execution Strategy (What a smart investor will actually do)~~If you (or your buyer) don't execute this properly, you leave money on the table. The play is:~~Stabilize & optimize restaurant margins~~Finish hotel FAST (time kills ROI)~~Implement integrated pricing (packages, groups, contracts)~~Exploit roadside traffic with aggressive signage & positioning~~Add terrace / seasonal monetization layer~~Brutal Reality Check~~If someone buys this thinking "nice restaurant + maybe a hotel someday", they're making a mistake.~~The restaurant alone = good asset~~The hotel unfinished = dead capital~~The combination executed properly = highyield machine~~The value is not in what it is.~The value is in how fast and how well it's completed and operated.

## property details

Spanishstate id:	<b>6375139</b>
reference::	<b>NAVEROSKWK-0007-JPT</b>
close to/ located:	<b>Huélogo</b>
region:	<b>Accitania</b>
property type:	<b>commercial premise</b>
rooms:	<b>6</b>
property surface:	<b>1268 m2</b>
surface plot:	<b>2115 m2</b>
price:	<b>€ 950.000</b>

## contact

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