

## commercial premise for sale Mogán, Área Sur



A spacious commercial premises is offered for sale in frontline beach location in one of the most accessible and sought-after areas of Arguineguín. This privileged seafront position ensures excellent visibility, high pedestrian flow, and easy access for both clients and suppliers.~~The property is highly versatile and can be used as an office, storage facility, or for any type of commercial activity. It features one bathroom and a large open-plan space, allowing for flexible layout options tailored to the specific needs of the business project.~~In addition, the premises comply with current urban planning regulations required to apply for a change of use to residential. This represents significant added value, offering the possibility of converting the property into a seafront home — a highly desirable option in the area. Its layout, surface area, and planning parameters make it suitable for the development of a functional and attractive residential project, subject to obtaining the relevant municipal license.~~A unique opportunity both to establish a business in a prime location and to invest with strong appreciation potential through residential conversion.

### property details

Spanishestate id: **6353962**  
reference:: **PM2889**  
close to/ located: **Mogán**  
region: **Área Sur**

### contact

real estate agent: **Prime Home**  
name: **not available**  
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property type:	<b>commercial premise</b>
rooms:	<b>not available</b>
property surface:	<b>142 m2</b>
surface plot:	<b>145 m2</b>
price:	<b>€ 265.000</b>