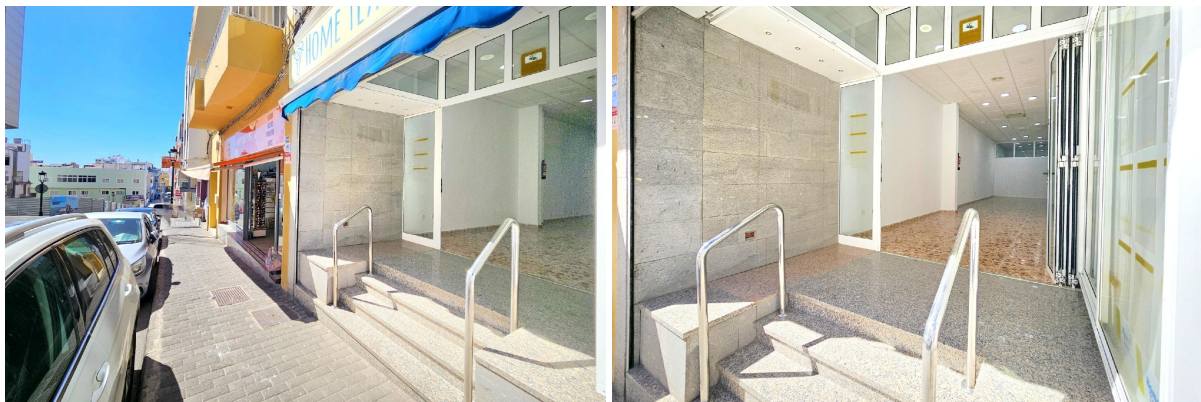


## commercial premise for sale Mogán, Área Sur



Location:~~The premises are located in the heart of Arguineguín's bustling business life, between the whale roundabout and the city beach, close to the Tuesday market. Here you will find shops, cafes, restaurants, banks, pharmacies, etc. Many parking options in the area: Free parking on the gravel parking lot near the whale roundabout and at the market square. Street parking right outside. The municipality's large parking facility also has both shortterm and longterm parking (at reasonable prices.) In this area there is always a bustling crowd and the location is perfect for those who need a wellvisited business. Very good bus and taxi connections nearby.~~Content:~~The premises, which have a constructed surface of 92.26 m2, are located in calle Miguel Marrero Rodríguez.~~Good layout. White, freshly painted walls and wellmaintained floor tiles.~~Security shutters with remote control at the entrance. The aluminum glass doors can be opened all the way up.~~Electricity and water certificates (boletines) are available.~~Panel ceiling with LED lights. Emergency lights. Fire extinguishers.~~Air conditioning.~~The property is distributed as follows:~~ Large main room.~~ Separate room/office with windows in the upper part for extra daylight.~~ Kitchenette~~ Toilet~~ Storage room on the first floor.~~There is no extractor hood in the premises, but one can be installed at the tenant's expense.~~Deposit: 3.380 euros.~~Rent: 1.690 euros per month.~~Water, electricity, garbage fee, property tax and community expenses + any additional costs, are the responsibility of the tenant. (Due to a recent subdivision of the building, community fees have yet not started to incur, but as there are few common elements in the building, these will be very low.)~~Agent's fee: 500 euros + Canarian VAT for contract preparation.~~The tenant will be asked to prove his solvency.~~The tenant will have to apply to the authorities for the necessary licenses to be able to start and operate a business activity from the premises. All costs related to this must be paid by the tenant. The tenant must also take out his own insurance (including liability insurance and content insurance.)~~The property will be rented "as is".~~The plan document and its measurements may be inaccurate. For illustrative purposes only.~~We reserve the right to make changes, errors and omissions regarding the information provided about the property and that it may be withdrawn from the market without prior notice.

### property details

Spanishestate id: **6374943**  
reference:: **L959SR**

### contact

real estate agent: **REAL INVEST GRAN**  
**CANARIA SL**

close to/ located:	<b>Mogán</b>	name:	<b>REAL INVEST GRAN</b>
region:	<b>Área Sur</b>		<b>CANARIA SL REAL</b>
property type:	<b>commercial premise</b>		<b>INVEST GRAN</b>
rooms:	<b>2</b>		<b>CANARIA SL</b>
property surface:	<b>92 m2</b>	spreekt:	<b>not available</b>
surface plot:	<b>- m2</b>	telefoon:	<b>+34665719964</b>
price:	<b>€ 0</b>		