

SPANISHSTATE

<https://www.spanishstate.com/commercial-premise/pedreguer-03750/6384812/>

commercial premise for sale Pedreguer, Marina Alta



STRATEGIC INVESTMENT WITH DEVELOPMENT POTENTIAL IN THE MARINA ALTA REGION.~~An indivisible plot of 1,110 m2 is offered for sale, located on Avenida Augusto Villalonga, the main industrial and commercial thoroughfare of Pedreguer, a key location on the Costa Blanca North with excellent access to the AP7 and N332 highways.~~Plot Composition~~Main industrial building of 470 m2~Additional industrial building of 320 m2~Buildable urban plot of 320 m2~Sale Price~~€649,000~Only €585/m2~~A clearly competitive price, below the average for the industrial market in the Marina Alta region.~~Confirmed Development Potential~~The municipal urban planning report confirms that the plot is classified as Urban Land, Code 1B, with the possibility of building development.~~This factor multiplies the asset's potential and opens the door to various development strategies:~~New offices or retail spaces.~Mixeduse commercialresidential project.~Expansion of existing facilities.~Promotion for sale or lease.~~Why is this investment different?~~3 registered properties with a single owner.~Established zoning classification.~Great versatility of use: industrial, commercial, or development.~Potential for immediate profitability.~High appreciation potential.~~Investment strategies:~Industrial lease with an estimated gross yield between 6.6% and 8.1%.~Renovation and subsequent sale with potential capital gains of 18% to 31%.~Urban development taking advantage of the building rights of the site.~~Prime Location~~Just:~~15 minutes from Dénia~20 minutes from Jávea~55 minutes from Alicante and its airport~An unbeatable opportunity~~Few properties on the Costa Blanca North combine in a single asset:~~Belowmarket price~Legal security~Confirmed development potential~Multiple development strategies~~If you are looking for a forwardlooking investment with significant value creation potential, this asset deserves your immediate attention.

property details

Spanishstate id: **6384812**
reference:: **3009_029689**
close to/ located: **Pedreguer**
region: **Marina Alta**
property type: **commercial premise**
rooms: **not available**
property surface: **957 m2**

contact

real estate agent: **Remax Inmomas**
name: **not available**
spreekt: **not available**
telefoon: **+34966665651**

surface plot:

1110 m²

price:

€ 649.000