

## commercial premise for sale Vélez Blanco, Comarca De Los Vélez



STRATEGIC INVESTMENT: PROFITABLE PREMISES WITH PROVEN INCOME~~We present an exceptional opportunity for investors seeking security and immediate profitability. These fully optimized, fully operational, multipurpose premises are for sale, offering simple management and profits from the first month.~~ **KEY INVESTMENT DATA:**~~Demonstrable monthly income.~Condition: Fully operational and with high occupancy.~Gross annual return: over **5.4%**, a very competitive figure in the current real estate market, especially as it is an already managed asset.~~**INTELLIGENT SPACE DISTRIBUTION:**~~The property has been strategically divided into several units to diversify risk and maximize profit:~~1. Private Garage with Mezzanine: Ample space for **two vehicles**, taking advantage of the height for extra storage.~2. Large Warehouse of approximately 40 m<sup>2</sup> + 20 m<sup>2</sup> Mezzanine: A large unit in high demand by freelancers and companies.~3. Area with 3 Medium Storage Rooms: Divided into two units of approximately 20 m<sup>2</sup> and one of approximately 12 m<sup>2</sup>.~4. Area with 3 Compact Storage Rooms: Three units of 11 m<sup>2</sup> each, ideal for individuals.~~**WHY IS THIS AN EXCELLENT OPPORTUNITY?**~~Guaranteed income: Forget about looking for tenants or carrying out renovations; the premises already generate income.~Diversified risk: With multiple rentable units, profitability never depends on a single tenant.~Location and quality: Convenient street-level access, well-ventilated facilities, high ceilings with mezzanines, and excellent condition.~Safe haven asset: Storage units and parking spaces are the products with the highest demand and lowest default rates in the current market.~~This property is not just a building, it is an **established business** ready for a change of ownership. Ideal for both experienced investors and those who want to get started with a safe and profitable asset.~~Don't miss this opportunity! Request detailed information and come and see your next investment.~~Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426 /1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the buyer: €253,000. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final

amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are the responsibility of the seller. SDM.

## property details

Spanishstate id:	<b>6337823</b>
reference::	<b>7181SDM</b>
close to/ located:	<b>Vélez Blanco</b>
region:	<b>Comarca De Los Vélez</b>
property type:	<b>commercial premise</b>
rooms:	<b>not available</b>
property surface:	<b>173 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 230.000</b>

## contact

real estate agent:	<b>Keller Williams Marbella</b>
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