

## commercial for sale Valencia De Las Torres, Campiña Sur



A rare opportunity to acquire a fully operational restaurant with barbecue, professional kitchen, air conditioning and security system, located in a vibrant and highly populated area of Patraix, just minutes from the heart of Valencia.~~The property is at street level, offering 15 metres of visible facade and two large front windows, perfect for attracting foot traffic and establishing a strong street presence. The space is organised into four functional areas, including dining space, kitchen, storage, and two restrooms.~~Main features:~~95m<sup>2</sup> built / 90m<sup>2</sup> usable~~Wellmaintained premises~~2 restrooms~~Fully equipped kitchen with smoke extraction and barbecue~~Air conditioning and heating~~CCTV security system~~Storage room~~Two storefront windows and excellent street visibility~~Licensed and currently operating as a restaurant~~ Why Patraix?~~Patraix is one of Valencia's most authentic and densely populated neighbourhoods. It's a vibrant area filled with shops, schools, gyms, parks and a wide residential base, providing a steady stream of potential customers.~~Well connected by public transport (bus and metro), this location offers both stability and longterm growth, ideal for either direct operation or as an investment for rental income.

### property details

Spanishstate id:	<b>6297647</b>
reference::	<b>AGC-restpatraix255</b>
close to/ located:	<b>Valencia De Las Torres</b>
region:	<b>Campiña Sur</b>
property type:	<b>commercial</b>
rooms:	<b>4</b>
property surface:	<b>95 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 255.000</b>

### contact

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