

## shop for sale Don Benito, Don Benito



Looking to Make Your Business Stand Out?~~This industrial unit, located at the entrance to Don Benito, the commercial, agricultural and industrial hub of the Valle de la Serena, offers the perfect showcase for your activity. Positioned on one of the busiest and most commercial roads in the city, it combines a highly functional building with additional land and the visibility of a high street premises.~~DON'T MISS THIS UNIQUE OPPORTUNITY IN THE ENTIRE REGION~~Just 20 minutes from the A-5 motorway and 15 minutes from the N-430 national road, it offers outstanding logistical connections.~~The property is currently let, making it an excellent investment with immediate rental income. Suitable for both industrial and commercial use, it provides a wide range of potential applications and income streams.~~Key Features~Plot size: 3,416 m2~Parking area: 1,800 m2~Total built area: 2,831.91 m2 across two floors:~Ground floor: 1,433.18 m2~First floor: 1,398.73 m2~~Constructed with 37 cm thick concrete block walls, the roof is finished with a concrete slab and tiled covering, providing excellent thermal insulation and an attractive appearance.~~Ceiling height:~Ground floor: 5 metres~First floor: 3 metres~~With 20 metres of frontage and 70 metres in depth, the property offers outstanding visibility for any business.~~Last renovation: 2019~~Access and Facilities~Two staircases~Two goods lifts (approx. 2x2 metres, capacity around 500 kg)~Three large display windows on the façade~Main entrance approx. 3 x 3.5 metres~Two side loading doors (4 x 5 metres) for loading/unloading or vehicle access~Large windows on both floors providing natural light and ventilation~Additional Features~Alarm system~Fire protection system~Private high-voltage transformer~Fully fitted office area~Toilets in excellent condition~~A highly versatile and visible property, ideal for industrial use, commercial activity or investment, in a strategic and high-demand location.~~Contact us today and secure this exceptional opportunity.

### property details

Spanishestate **6367904**  
id:  
reference:: **14023-MVR**  
close to/ located: **Don Benito**  
region: **Don Benito**

### contact

real estate agent: **Best House Guanarteme**  
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property type:	<b>shop</b>
rooms:	<b>8</b>
property surface:	<b>2832 m2</b>
surface plot:	<b>3416 m2</b>
price:	<b>€ 1.190.000</b>