

shop for sale Rojales, Baix Segura

Industrial Warehouse in Rojales - Alicante~~Located in BO ESCARIHUELA 2(A), Rojales (Alicante), this 960 m2 industrial warehouse is one of the few properties in the region that still retains its classification as industrial land, in an area where most of the surrounding land has been reclassified as urban. This distinction gives it considerable strategic value for investors seeking both commercial and residential options, as the property offers high flexibility in its uses.~~Built in 1992, the warehouse sits on a 4.031 m2 plot, offering a large space for developing different types of businesses or projects. In a context where the demand for urban and commercial development spaces is on the rise, this property presents several options for those looking to maximize their investment.~~Unique Investment Opportunity in Industrial Land: Maximize Profitability~Below are some of the options this property offers:~~Conversion to High-Demand Residences~Converting to residential use is one of the main investment opportunities, taking advantage of the urbanization trend in Rojales and the high demand for housing in Costa Blanca. The Valencian Land Law allows the reclassification of industrial to urban land, depending on the General Urban Planning Plan (PGOU) of each municipality, such as Rojales. This plan sets out the areas where changes in land use can occur, especially when a social interest project or a transformation that adds value to the community is justified. To obtain the reclassification, an urban project would need to be presented to the town hall, demonstrating the viability and benefits of the change in use.~~Holiday Rentals or Tourist Apartments (ETV)~Another viable option is converting the industrial warehouse into tourist apartments. In Rojales and its surroundings, the demand for holiday rentals has grown exponentially. The available large space would allow for the construction of several tourist accommodation units (ETV), in accordance with the Valencian Government regulations for tourist apartments. The strategic location, just 20 minutes from the beaches, makes this option highly profitable.~~Multifunctional Space or Event Venue~Another option is converting the warehouse into a multifunctional space. The leisure and events sector continues to grow, especially in tourist areas like Rojales and nearby Ciudad Quesada and Guardamar del Segura. Transforming the warehouse into an event venue for weddings, conferences, and trade shows can attract both locals and tourists due to its proximity to the coast and excellent connectivity. Additionally, this type of business could capitalise on the growing demand for personalised events and offer an exclusive experience in a unique setting.~~Logistics Centre or Storage Facility~Thanks to its 960 m2 of built space and its proximity to key urban centres, the warehouse is perfect for creating a logistics centre or storage facility. With the growing demand for distribution and storage spaces in areas near coastal routes and tourist centres, this use would maintain the industrial nature of the land while taking advantage of the growing online commerce and last-mile logistics trend.~~

property details

Spanishestate id: **6193639**
reference:: **F99**
close to/ located: **Rojales**

contact

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region:	Baix Segura
property type:	shop
rooms:	not available
property surface:	960 m2
surface plot:	4031 m2
price:	€ 425.000