















Magazyn w Alhaurín el Grande

Alhaurín el Grande

€ 625.000

 Typ:	commercial	 Powierzchnia:	800 m2
 Taras:	0 m2	 Liczba łaźni:	0
 Liczba sypialni:	0	 Garaż:	Tak
 Basen:	Tak	 Działka:	—
 Klimatyzacja:	Nie	 Telewizja:	Nie
 Blisko pól golfowych:	Nie	 Wi-Fi:	Tak

Commercial Warehouse / Storage Facility – Alhaurín el Grande

An exceptional opportunity to acquire a substantial commercial warehouse and storage facility in the thriving town of Alhaurín el Grande, ideally positioned within a residential area with approved commercial usage. Offering approximately 800m² of versatile space across two easily accessible levels, this well-maintained property combines practicality, flexibility, and excellent investment potential.

Designed with functionality in mind, the warehouse benefits from dual-street access, allowing smooth logistical flow with entrances from both the front and rear of the building. The lower level offers approximately 322m² and features two vehicle access points along with separate pedestrian entry, making it ideal for storage, distribution, or operational use.

The upper level provides further flexibility with around 140m² at the main entrance plus an additional 322m² to the rear, complete with balcony access, office space, and several lockable sections suitable for administration, stock management, or secure storage. The adaptable layout offers a combination of open-plan areas and divided spaces, easily suited to a variety of commercial activities.

The property has been extensively upgraded, including fully recertified electrical and plumbing systems that comply with current regulations. The roof has also been professionally treated with a specialist coating backed by a 10-year guarantee, offering long-term peace of mind and reduced maintenance concerns. Fiber-optic internet connectivity and all essential utilities are already in place, ensuring the premises are ready for immediate operation.

Its commercial approval within a residential setting opens the door to a wide range of potential uses, including a gym or fitness centre, self-storage facility, retail showroom, furniture or appliance display space, workshop, or other non-industrial ventures, subject to any necessary permissions.

Presented in excellent condition throughout, this is a turnkey commercial property offering substantial space, modern infrastructure, and minimal ongoing overheads with no community fees. Whether for owner-occupiers, expanding businesses, or investors seeking a versatile and income-generating asset, this warehouse represents a rare and highly attractive opportunity in a strategic Costa del Sol location.



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