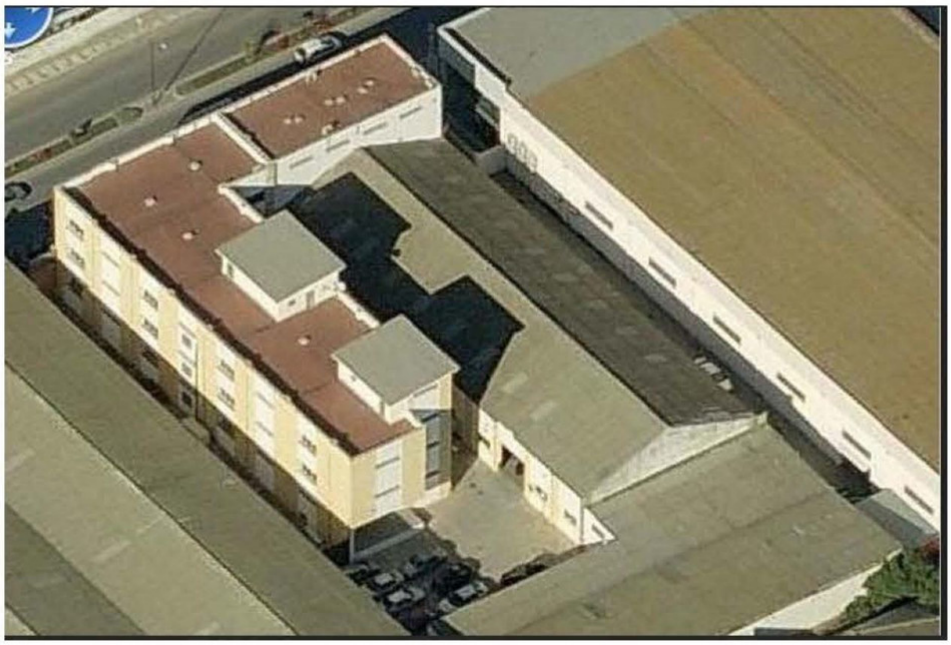
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# Commercial premise

Málaga Centro

*Vista aérea de todos los inmuebles*



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|---|---|---|---|
| Rooms: 0 | Bathrooms: 0 | M²: 4,227 | Price: 4,620,000 € |
| Status: Sale | Property Type: Commercial premise | Reference: R5016961 | Publish date: 12.06.25 |

Overview:Current business use on Plots 71 and 73 granted by the Málaga City Council. 1. Retail and large stores Presence of shops, supermarkets, and medium-sized shopping centers. Commercial estates with DIY stores, furniture, appliances, etc. 2. Hospitality and catering Bars, cafes, and restaurants, many of them focused on local customers. 3. Business services and offices Logistics, distribution, and warehousing companies. Business offices, consulting firms, and service companies. 4. Leisure and sports activities Gyms and sports centers. Some recreational and entertainment spaces. 5. Infrastructure and public services Training and education centers. Municipal facilities and administrative services. 5. Description of all properties. Location - Camino de San Rafael, Plots: 71 and 73 (Málaga) Total constructed area - Building 71: 511.58 m2 + Building 73: 1,801.92 m2 = 2,313.5

m2 Number of floors in the two buildings - 4: Building 71: Ground, 1st, 2nd, and 3rd / Building 73: Lower, Ground, 1st, 2nd. Warehouse A: 858.00 m2 Warehouse B: 336.60 m2 Warehouse C: 259.95 m2 Condition – Two floors of Building 71 to be renovated / Complete renovation in 2016 of Building 73 Year of construction – 1977, Building 71 and Building 73 Year of renovation of Building 73 – 2015 Infrastructure and Services: Passenger elevators – 2: 8 and 33 passengers. Lifting platform: Loading and unloading docks in Building 73 Access ramp for disabled access: Main entrance to Building 73 Air conditioning in Building 73: Central air conditioning via ducts on 3 floors and several split units in the basement. Telecommunications in Building 73: Centralized for each workstation on each floor. Security Systems: Video surveillance cameras on floors of Building 73. Security alarm inside Building 73. Double-leaf wooden gate: Carriage entrance to the interior courtyard of the Plot. Double Security Door: Rear of Building 73 – Loading and unloading dock. Warehouse A: 5 m high, open-plan with a mezzanine at the rear, equipped with 3 offices, 1 bathroom, and 1 bedroom. Main entrance: 2 wooden gates for carriage entrance and 2 separate doors for passengers. Secondary access: 1 double-leaf metal door. Parking areas in Warehouses B and C: Warehouse B: Equipped with 15 vehicle parking spaces. Warehouse B Security: Automatic access door. Warehouse C – Equipped with 5 vehicle spaces and several motorcycle spaces. Warehouse C Security: 1 double-leaf manual metal door for vehicle and passenger access. Equipped with 1 office and 1 customer waiting area.

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Features:

Air conditioning, None, Parking, None