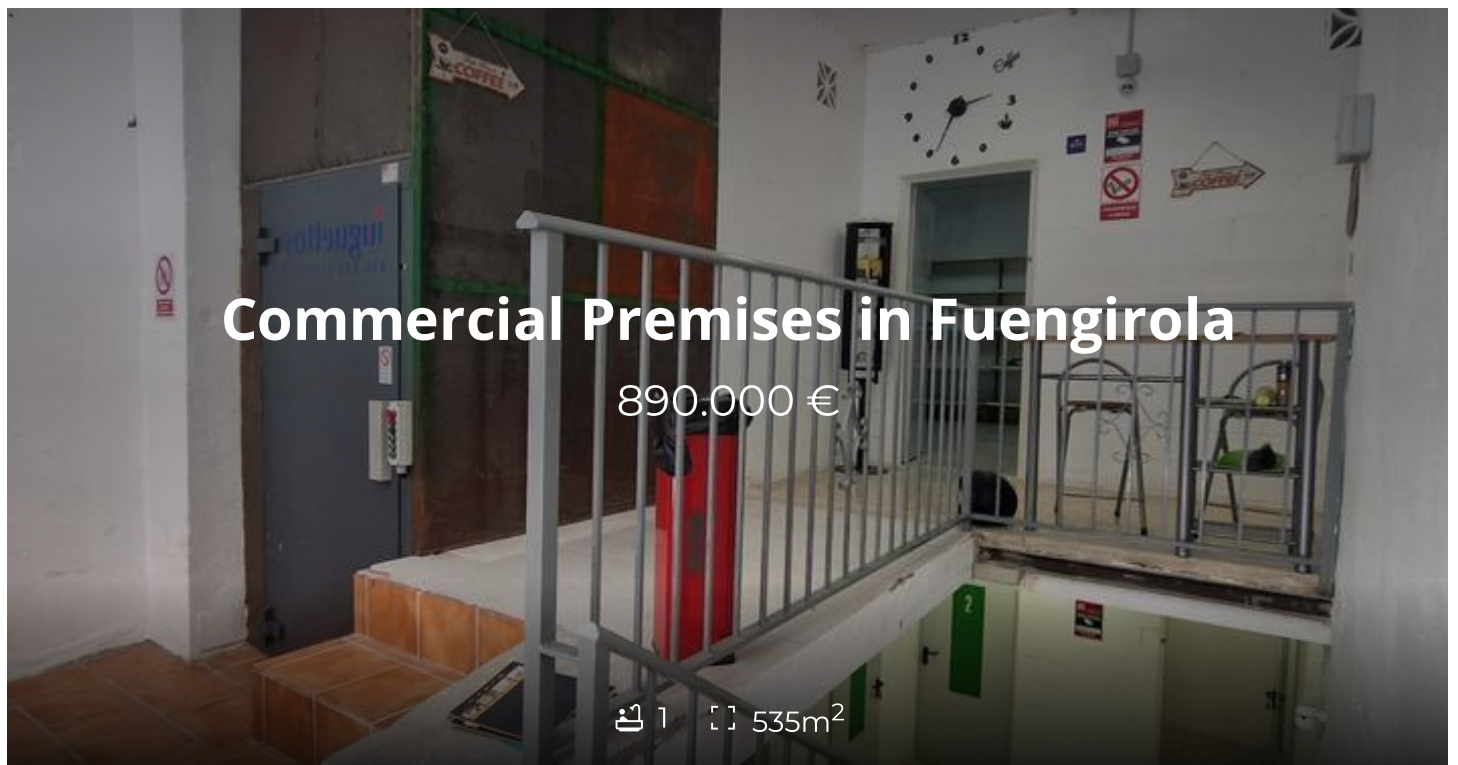




## Description

Unique Investment Opportunity in Fuengirola – Commercial Premises with Storage Unit Project and License

We exclusively present this magnificent commercial premises for sale, located in a central area of Calle Sevilla, in the heart of Fuengirola (Málaga). Its excellent location, surrounded by services, shops, and main roads, makes it a safe and profitable investment, ideal for both entrepreneurs and real estate developers.

The property has a total area of 535 m<sup>2</sup>, perfectly distributed to optimize space. It currently has an approved license for the sale of storage units, with 70 units ready for sale or rent, offering an immediate source of income.

In addition, the premises are equipped with a functional freight elevator that connects directly to the basement level, where the additional storage units are located, facilitating access and business operations.

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