

## 0 Bedroom Commercial Property for Sale in Mojácar

61,000€



### Great Investment Opportunity in the Heart of Mojácar Playa

Commercial premises for sale, ideally located in the center of Mojácar Playa—just steps away from the beach and surrounded by bars, restaurants, leisure centers, hotels, and with a bus stop only a few meters away.

One of the most attractive features of this property is its **triple access**, offering excellent visibility and flexibility for commercial use. Access is available from:

- The main road (Paseo del Mediterráneo),
- The parking area on Calle Hermanos Machado,
- And the side street Calle Juan Ramón Jiménez.

The premises are currently in **shell condition**, providing a blank canvas to tailor the space to your business needs. While there is no water or electricity connection at the moment, these utilities can be arranged without issue.

For further information or to schedule a visit, please don't hesitate to contact us.

- 115m<sup>2</sup> Build size
- Community Fees: 110.00€ Every 3 months
- 5 mins walk to a Beach
- Annual IBI (Rates): 122.41€ Annually
- 5 mins walk to the Shops
- Bins: 51.40€ Every 3 months