+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Commercial in Cancelada

Reference: R5367991

Bedrooms: by request	Bathrooms: by request	M²: 174	Price: 402,857 €
Status: Sale	Property Type: Commercial	Parking places: by request	Printing day : 5th November 2026

Overview:Commercial property investment opportunity in Cancelada, Costa del Sol with a long term tenant - 7% ROI Located in the peaceful and well-connected village of Cancelada on the Costa del Sol, this versatile commercial property presents an excellent opportunity for investors or businesses looking to establish themselves in a growing and highly desirable area between Marbella and Estepona. Set within the established residential complex Las Palmerasde, the property enjoys a north-east orientation, allowing for pleasant natural light throughout the morning hours while maintaining a comfortable working environment during the day. The premises are in good condition and are distributed over two functional levels. The ground floor offers a bright and welcoming main space, ideal for office use or client-facing activities, while the lower level provides a spacious basement area, perfect for storage, additional workspaces or meeting rooms. This practical layout ensures flexibility for a wide range of commercial uses. Ideally positioned within walking distance of local shops, restaurants, and everyday amenities, the property is also just a short walk from the beach. Major supermarkets such as Lidl and Mercadona are only a few minutes away and prestigious golf courses, including Villa Padierna, are within a 10-minute drive. A bus stop located directly opposite the building further enhances accessibility for staff and clients. This is a strategic location that combines the charm of a traditional Spanish village with strong connectivity to Marbella, Puerto Banús and Estepona. It offers an excellent balance between tranquillity and convenience, making ■it ■an ■ideal ■setting ■for a professional office, consultancy ■or ■boutique business. A ■solid investment ■opportunity in one of the ■most ■active and expanding ■areas ■of ■the ■Costa ■del ■Sol.

Features:

None, None, Town, Parking, Investment, Resale