



## Ontinyent - Commercial property



 126

Area (m²)

**650 € / Month**

(EUR €)

### BUSINESS OPPORTUNITY: COMMERCIAL PREMISES OF 126 M2 WITH A LARGE SHOP WINDOW LOCATED NEAR THE COMMERCIAL CENTRE OF THE TOWN.

This large commercial premises of 126 m² is located in one of the most dynamic and busy areas of Ontinyent, just a few minutes from the town's shopping centre, visited by the inhabitants of the entire region. Thanks to its privileged location on Calle Dos de Mayo, the place enjoys great visibility, which makes it the ideal place for any type of business looking to attract a constant flow of customers. Its functional design, together with a huge shop window, is perfect for the display of products, which will allow it to make the most of the space and attract the passers-by public.

The premises have a main area of 120 m², ideal for any type of business, from retail stores to offices or health-related businesses. The interior design is fully adaptable to your needs, with a bathroom



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AMI API N° 1166

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



and a small storage room, offering comfort and functionality. In addition, access to the 60 m<sup>2</sup> mezzanine at the rear of the premises provides the opportunity to expand the storage space, further increasing the value of the property.

The property also has an excellent showcase that provides great visibility from the street, allowing for a prominent display of products and services. This factor is crucial for businesses looking to attract new customers effectively. In addition, its well-thought-out layout, with large and flexible spaces, makes it easy to create different business configurations, according to your needs.

The premises are located in a strategic area close to all essential services, such as banks, shops and restaurants. The area is very active, which guarantees a high influx of people on a daily basis. In addition, it is well connected to other areas of the region, with access to the Valencia-Alicante motorway. Without a doubt, a location that will provide great visibility and convenience to your business.

#### CHARACTERISTICS:

Total area of 126 m<sup>2</sup>. Spacious commercial premises in a good location.

Large showcase, with guaranteed visibility of your products from the street.

60 m<sup>2</sup> mezzanine, an additional space for storage.

Main area of 120 m<sup>2</sup>, ideal for retail stores, offices or health-related businesses.

- Central location, close to the mall, banks, restaurants, and other businesses.

**WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.**

## Property Features

- Built year: 1988
- Main drainage
- Central location
- Storage / utility room
- Energetic certification: E



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