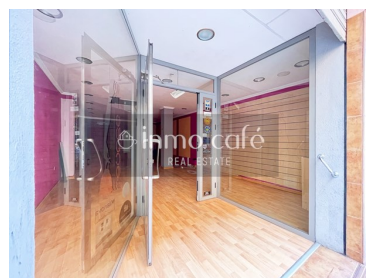




Canals - Commercial property



1

Bathrooms



143

Area (m²)



74 000 €

(EUR €)

Spacious commercial premises with large warehouse located next to the main avenue of the town

Spacious commercial premises with a large warehouse located next to the main avenue of the town.

Located next to the busiest and most commercial area of Canals, this spacious 132 m² premises offers an excellent opportunity for those looking to establish a business just a few meters from the main avenue.

The premises are surrounded by all the necessary services, such as shops and supermarkets, which makes it an ideal place to attract constant customer traffic. In addition, the proximity to the train station and the main access roads such as the A-7 and A-35 make the premises easily accessible to both local customers and those from other nearby cities.



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante
AMI API N° 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)



The premises have a main area of 80 m² that is intended for customer service, with shop windows on both sides of the access door, which allows excellent visibility and promotion of the business. The layout is practical and functional, with a 36 m² warehouse at the rear, offering the necessary space for the storage of products or materials. In addition, the premises have a small bathroom of 2.35 m².

This location suits a wide variety of businesses, from retail stores to professional services, thanks to its great versatility and location. Although it requires some small repairs such as the false ceiling, the property is ready for customization and immediate operation. The windows and structure of the premises create a pleasant and well-lit environment, ideal for businesses that need exposure and visibility.

As for the area, Canals is a town that enjoys excellent connectivity and offers a good quality of life enjoying a Mediterranean climate. The local festivals and the proximity to important tourist and cultural destinations, such as Xàtiva, make this place an attractive option for businessmen who wish to establish themselves in the area.

CHARACTERISTICS:

- Commercial premises of 132 m² in Canals, located next to the main avenue.
- 80.18 m² retail area with visible shop windows on both sides of the entrance.
- 36.54 m² warehouse.
- Separate toilet of 2.35 m².
- Great location close to supermarkets and local shops.
- Well connected by train, with quick access to the A-7 and A-35 motorways.
- It requires some small repairs, such as the false ceiling and the installation of air conditioning.
- An area of commercial attraction, ideal for a wide variety of businesses.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) NOT INCLUDED IN THE SALE PRICE. ☐☐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.

This ad may contain errors. The information is shown for information and purely commercial purposes, not contractually committing the real estate company.

As required by Decree 98/2022 of July 29, 2022, of the Council of the Valencian Community, which regulates the Register of Real Estate Intermediation Agents of the Community, INMO CAFÉ complies with the following requirements and is registered in said register, with the number RAICV3634.



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante

AMI API N° 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)



Property Features

- Air conditioning pre installation
- Built year: 1976
- Main drainage
- Energetic certification: F
- Proximity: Shopping
- Double glazing
- Solar orientation: South, East
- Mains water



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante
AMI API N° 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)