

Commercial Premises in Sotogrande Costa,
Sotogrande

Reference: R4972942



Bedrooms: by request

Bathrooms: by request

M²: 200

Price: 450,000 €

Status: Sale

Property Type: Commercial
Premises

Parking places: by request

Printing day : 7th April 2026



COMMERCIAL
INVESTMENT
OPPORTUNITY

PRIME LOCATIONS
4% TO 8% ROI



schellhammerbrokerage.com



Overview: ****Prime Commercial Investment Opportunity in Sotogrande****

Discover an exceptional commercial investment opportunity in the heart of Sotogrande. These rented commercial premises, available under triple net leases, offer a range of property sizes and prices from €415,000 to €515,000, promising attractive returns between 4% and 8%. Spanning 200 m² of constructed space with 170 m² usable, this property is spread over two floors and features two spacious rooms and three bathrooms, some of which are adapted for disabled access.

Situated at street level with a prominent 5-metre linear façade and a showcase window, this property boasts modern amenities including hot and cold air conditioning, storage space, alarm systems. Some units also have smoke extraction and industrial kitchen. Built in 2000, it combines contemporary convenience with a prime location, making it an ideal choice for savvy investors seeking a lucrative addition to their portfolio. Don't miss out on this rare opportunity to invest in one of Sotogrande's most sought-after commercial locations.

Features:

New development