

Commercial in Alhaurín el Grande – –  
 Bedrooms 0 Bathrooms 0 Built 800m<sup>2</sup> Terrace 0m<sup>2</sup>  
**R5145055** **property** **Alhaurín el Grande** **625.000€**

Commercial Warehouse / Storage Facility – Alhaurín el Grande An exceptional opportunity to acquire a substantial commercial warehouse and storage facility in the thriving town of Alhaurín el Grande, ideally positioned within a residential area with approved commercial usage. Offering approximately 800m<sup>2</sup> of versatile space across two easily accessible levels, this well-maintained property combines practicality, flexibility, and excellent investment potential. Designed with functionality in mind, the warehouse benefits from dual-street access, allowing smooth logistical flow with entrances from both the front and rear of the building. The lower level offers approximately 322m<sup>2</sup> and features two vehicle access points along with separate pedestrian entry, making it ideal for storage, distribution, or operational use. The upper level provides further flexibility with around 140m<sup>2</sup> at the main entrance plus an additional 322m<sup>2</sup> to the rear, complete with balcony access, office space, and several lockable sections suitable for administration, stock management, or secure storage. The adaptable layout offers a combination of open-plan areas and divided spaces, easily suited to a variety of commercial activities. The property has been extensively upgraded, including fully recertified electrical and plumbing systems that comply with current regulations. The roof has also been professionally treated with a specialist coating backed by a 10-year guarantee, offering long-term peace of mind and reduced maintenance concerns. Fiber-optic internet connectivity and all essential utilities are already in place, ensuring the premises are ready for immediate operation. Its commercial approval within a residential setting opens the door to a wide range of potential uses, including a gym or fitness centre, self-storage facility, retail showroom, furniture or appliance display space, workshop, or other non-industrial ventures, subject to any necessary permissions. Presented in excellent condition throughout, this is a turnkey commercial property offering substantial space, modern infrastructure, and minimal ongoing overheads with no community fees. Whether for owner-occupiers, expanding businesses, or investors seeking a versatile and income-generating asset, this warehouse represents a rare and highly attractive opportunity in a strategic Costa del Sol location.