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**LW**  
Estates

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Commercial in Alhaurín el Grande

Reference: R5145055



Bedrooms: by request

Bathrooms: by request

M<sup>2</sup>: 800

Price: 650,000 €

Status: Sale

Property Type: Commercial Parking places: by request

Printing day : 15th  
September 2025





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**Overview:** Commercial Warehouse / Storage Facility – Alhaurín el Grande (Ref: R5145055) Price: €650,000

**Location:** Alhaurín el Grande, Málaga (Costa del Sol) **Property Type:** Warehouse (Resale) **Key Features & Highlights**

**Generous Built Area (~800 m<sup>2</sup>)** Spread across two accessible floors: Lower/rear level: Approx. 322 m<sup>2</sup> with two vehicle entrances and a pedestrian access. Upper/front level: Includes around 140 m<sup>2</sup> at the entrance, plus an additional approx. 322 m<sup>2</sup> towards the rear, featuring a balcony and partially sectioned off Office, lockable areas.

**Modern Infrastructure** Fully recertified electrical and plumbing systems, compliant with current standards. A newly treated roof enjoys a specialized finish backed by a 10-year guarantee (maintenance: retreat every decade).

**Flexible Access & Layout** Dual-street access (front and rear) enables convenient logistical flow. The varied layout—open-plan and sectioned areas—offers adaptability to multiple commercial or community uses.

**Versatile Zoning and Use Options** Situated within a residential area, the property is pre-approved for commercial usage. Possibilities include a gym/fitness center, self-storage facility, retail showroom (e.g., white goods or furniture), or other non-industrial functions—contingent upon any additional required permissions.

**Utilities & Connectivity** Equipped with fiber-optic connectivity, essential utilities such as electricity, potable water, and telephone services.

**Impeccable Condition** The warehouse is well-presented and maintained, offering a turnkey solution for businesses or investors. No community (horizontal) fees.

**Summary & Investment Potential** This warehouse offers a rare blend of ample commercial space (~800 m<sup>2</sup>), modern infrastructure, versatile access, and strategic zoning, all within a desirable residential zone. It's an excellent fit for: Business operators seeking a flexible hub for retail, fitness, or storage operations. Investors wanting a well-maintained property with ready-to-go utilities and minimal overhead. Entrepreneurs, aiming to customize the space for a unique commercial or community-focused venture. The property's thoughtful design—dual-level set-up, entrances on two streets, upgraded systems,—presents both operational convenience and financial attractiveness.

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Features:

Resale