

# Business - El Médano - 8905

Property type	<b>Business</b>		
Location	<b>El Médano, Granadilla de Abona</b>		
Views	<b>Street view</b>		
Sale	<b>495 000 €</b>	Reference	<b>8905</b>
Built area	<b>109m<sup>2</sup></b>	Living area	<b>102m<sup>2</sup></b>
Bedrooms	<b>0</b>	Bathrooms	<b>0</b>

## Outstanding features:

- Premium location: Located in the centre of El Médano, on a busy street corner.
- Recently refurbished: The premises have been renovated, offering a modern and attractive space ready for immediate use.
- RIC suitable: Ideal for those looking for a profitable investment with tax benefits.
- Current lease: Currently let on a lease signed in June 2022 for 3 years, with an option to renew for a further 3 years subject to compliance with the terms of the lease.
- Stable income: Tenant pays €2300 per month from June 2024, guaranteeing a steady and secure income stream.

Don't miss out on this excellent investment opportunity in one of the most dynamic and up-and-coming areas of El Medano, contact us for more details and to schedule a viewing!

Community fees: €60/month.

IBI: €350/year.

Asten Realty reference: 8905.



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