



## For sale commercial premises in Empuriabrava with great potential

Empuriabrava, commercial premises with the possibility of building 2 more levels for homes

Ground floor building in Avinguda Fages in Climent d'Empuriabrava for commercial use. Currently divided into three premises, it could be reunited for a single use in addition to a 151 m<sup>2</sup> terrace.

The property has 1100 m<sup>2</sup> and built 805 m<sup>2</sup>, divided into the three main premises to be reformed, a limited space for future access to the floors of apartments, some auxiliary warehouses in the back yard and a covered porch on the main facade.

With great potential, according to urban planning regulations, it is possible to build two more levels of 330 m<sup>2</sup> each for housing without making any structural or foundation changes. The building has a reinforced concrete structure that allows these divisions (see neighbouring plot) With project, possibility of investment.

Transaction: Sale  
Category: Business premise  
Surface area: 805 m<sup>2</sup>  
Plot: 1.100 m<sup>2</sup>

575.000 €







