



## 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 m2 terrace.

The property has 1100 m2 and built 805 m2, 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 m2 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>  
Land 1.100 m<sup>2</sup>

575.000 €











