



Commercial real estate / Costa Brava / Empuriabrava

Commercial property in Empuriabrava

Empuriabrava, Costa Brava

1045000 €

REF
BA55

AREA
501 m2

BATHROOMS

ROOMS



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Commercial property in Empuriabrava

Commercial premises in Empuriabrava on the Costa Brava. The premises are located on one of Empuriabrava's main shopping streets, in a busy area with excellent visibility and high commercial appeal.

The property boasts a strategic location, close to Empuriabrava's residential marina, the beach, and the main hotel and restaurant areas, guaranteeing a high flow of visitors from both locals and tourists throughout the year.

It offers excellent visibility and includes a communal parking area for 16 cars, significantly facilitating access and providing greater convenience for both clients and users.

The usable area is 501 square meters, spread over one floor.

Eight large display windows.

Currently leased to an international chain of home furnishings stores.

The contract was signed on August 15, 2025, for a period of 20 years.

The mandatory performance period is five years.

The annual rent is €68,250.

The owner pays a community fee of €741 per year and a property tax of €2,144 per year.

Profitability: 6.25%

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