



Canals - Commercial property



 139

Area (m²)



550 € / Month

(EUR €)

Business opportunity: commercial premises for rent in the busiest area of Canals (Valencia)

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Location and general characteristics:

This spacious 128 m² premises is located on the main avenue of Canals, one of the busiest and most commercial areas of the town. Located close to banks, supermarkets, shops and hospitality businesses, this place offers excellent visibility and accessibility. With a large glazed storefront, the property is ideal for any type of business that requires a well-located premises in the heart of the city.

Interior layout:

The premises are perfectly distributed, with a customer service area of 32.73 m², which guarantees a



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante

AMI API N° 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)



comfortable space to receive customers. In addition, it has a small toilet with sink and toilet for greater comfort. At the back, there are 4 additional rooms that can be used as storage areas, and at the end of the premises there is a private terrace, which offers an additional area for different uses.

Features & Benefits:

The premises are designed to be versatile, with a large storage area of 90.23 m², making it perfect for businesses that need additional space. The strategic location on the main avenue of Canals, together with its efficient distribution, makes it an attractive option for entrepreneurs looking for a high-traffic point of sale. In addition, the proximity to main communication and transport routes, such as the A-7 motorway and the Xàtiva train station, facilitates the connection with other cities.

Ideal for different types of businesses:

This location is perfect for a wide range of businesses, from retail stores to businesses that need storage space and easy access to the public. Its large showcase and proximity to high-demand shops in the area ensure excellent exposure for any company. The premises do NOT have a smoke outlet, so it is not valid for restaurant businesses.

CHARACTERISTICS:

- Total area of 128 m², ideal for businesses with storage needs.
- Large glazed shop window next to the access door for greater visibility.
- 32 m² customer service area, perfect for interacting with customers.
- 4 storage rooms at the back of the premises.
- Private terrace at the end of the premises, useful for different activities.
- Separate toilet with sink and toilet,
- Privileged location on the main avenue of Canals, a high-traffic area.
- Excellent access to public transport and main motorways (A-7 and A-35).

THE PAYMENT OF OUR FEES IS BORNE BY THE OWNER.

WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.

This ad may contain errors. The information is shown for information and purely commercial purposes, not contractually committing the real estate company.

As required by Decree 98/2022 of July 29, 2022, of the Council of the Valencian Community, which regulates the Register of Real Estate Intermediation Agents of the Community, INMO CAFÉ complies with the following requirements and is registered in said register, with the number RAICV3634.



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Property Features

- Built year: 1964
- Solar orientation: South, West
- Energetic certification: F
- Terrace
- Floors: 3
- Balcony (m2): 20
- Mains water



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