



Premium commercial premises in Manacor



0

Bedrooms



0

Bathrooms



607 m²
Built



1.825 m²
Total



400.000€
Price

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Description

Ref 101JS1235~Premium Opportunity in Manacor | "AAA" Location~~Shell-and-core commercial premises offering maximum potential for customization and profitability.~~Key Asset Features~Strategic Location: Situated in a high-visibility area with constant pedestrian and vehicular traffic. A guaranteed formula for commercial success.~~Vehicular Access to the Basement: A unique competitive advantage. Ideal for logistics, private parking, workshops, or efficient loading and unloading.~~A Blank Canvas: The "shell-and-core" state allows you to design the space from scratch, optimizing costs by avoiding prior demolition.~~Investment Profiles~For Investors: An ideal asset to attract an AAA tenant (franchises or major brands) seeking a custom-built space with a high rate of return.~~For End Users: Total freedom to adapt the layout to the specific needs of your business model.~~Recommended Uses and Versatility~Thanks to its classification in Intensive Zone A (RE_IP_1), the premises offer a wide range of high-profitability possibilities:~~Premium Automotive: Basement for workshop/storage and street level for showroom. (Subject to community regulations).~~Retail/Supermarkets: Ideal for convenience stores or organic supermarkets.~~Health and Wellness: Ample space for gyms, polyclinics, or aesthetic centers.~~Corporate / Legal: Headquarters for law firms or agencies with a basement filing area.~~Education: Modular distribution ideal for academies or study centers.~~Urban Planning Regulations Summary~Permitted uses according to the Manacor General Plan:~~Commercial: Retail and large-scale surfaces.~~Administrative: Offices, banking, and professional services.~~Industrial/Artisanal: Mechanical and service workshops.~~Facilities: Educational, healthcare, cultural, and welfare use.~~DIMENSIONS:~Gross ceiling height, ground floor: 3.6 m~Gross ceiling height, basement: 2,5 m~Front door: Height 2.63 m – Width 1.85 m~Front gate: Height 2.63 m – Width 4.5 m~~Build the future of your business on a solid foundation! Contact us for more information and viewings.~~Important Notice: Some images were created with AI to visualize a potential business type.~The sale price of the property includes the real estate agency fees, which will be paid in full by the seller. This price does not include the corresponding Transfer Tax (ITP), currently at 8%, nor notary and registry fees, which are estimated at approximately 2% and must be paid upon signing the public deed.~Tax percentages are calculated based on the final price in the public deed and may vary depending on subsidies, grants, age, and other circumstances of the taxpayer.~

Details

- ✓ Ref: 101JS1235
- ✓ Disabled people building adapted
- ✓ Light
- ✓ Energy certification:
- ✓ Light
- ✓ Parking place