

**ILEC001**
**L'Escala**
**510000 EUR**

 391 m<sup>2</sup>

**L'ESCALA :** Commercial premises located on the second line of the sea in l'Escala, ideal for investment with rental income or also for retail trade. This room, with a total area of around 400 m<sup>2</sup>, is divided into three rooms with a surface area that is almost identical (it is also possible to buy a room for the price of 175,000 €). These premises are currently leased with a one-year lease, so the return on investment can begin immediately.

### Key characteristics:

Within walking distance to the beach, Investment property

Perfect condition

### Environment:

Beautifully located, Quiet neighbourhood, Residential zone, Second line of the sea, Close to the sea, Close to the beach, Town centre

### View:

Street view

### Rooms:

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emissiones kg CO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		

ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía  
kWh/m² año

Emisiones  
kg CO<sub>2</sub>/m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		