







## Premises, new construction, in Binissalem

<https://www.studeblas.com/en/propiedad/local-nuevo-binissalem/>

REF: 054055

**241.000€**

					
TOTAL AREA <b>359,60 M<sup>2</sup></b>	USEFUL AREA <b>315 M<sup>2</sup></b>	ROOMS	BATHROOMS <b>2</b>	PARKING	YEAR OF CONSTRUCTION <b>2007</b>

These commercial properties are sold separately, but their location and distribution are perfect for buying them all together as one. This would permit the following distribution: office area in mezzanine and communicated with the next area, workshop area, commercial or other business activity at street level; storage area in the basement with access from the parking of the building and communicated to the premises at the ground floor through a hollow, which is prepared to install a staircase and even a forklift if necessary.

The ground floor area has a smoke outlet. 30 cm partition walls between the different areas for better sound insulation. In addition, it has about 11 m of shop windows between each of the facades facing to both streets.

Possibility to buy three parking spaces apart, two of them in front of the basement access door.

The approximate useful surfaces are as follows,

- Local mezzanine: 107 m<sup>2</sup>
- Local ground floor: 108 m<sup>2</sup>
- Basement: 100 m<sup>2</sup>

The premises are very well located and with good access from the main road, as they are situated in the northwest corner of the town and it is not necessary to enter and cross it in order to get there.


These commercial properties lack the finishes. The owner offers the possibility of delivering them finished adding the works of said finishes to the sale price.






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 +34 627 450 709  
+34 871 960 507

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[info@studeblas.com](mailto:info@studeblas.com)










## Characteristics

- Storage room

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## Energy Performance Certificate

REQUESTED


### Location

Calle Antonio Torrandell 28  
07350 Binissalem, Mallorca, Illes Balears

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