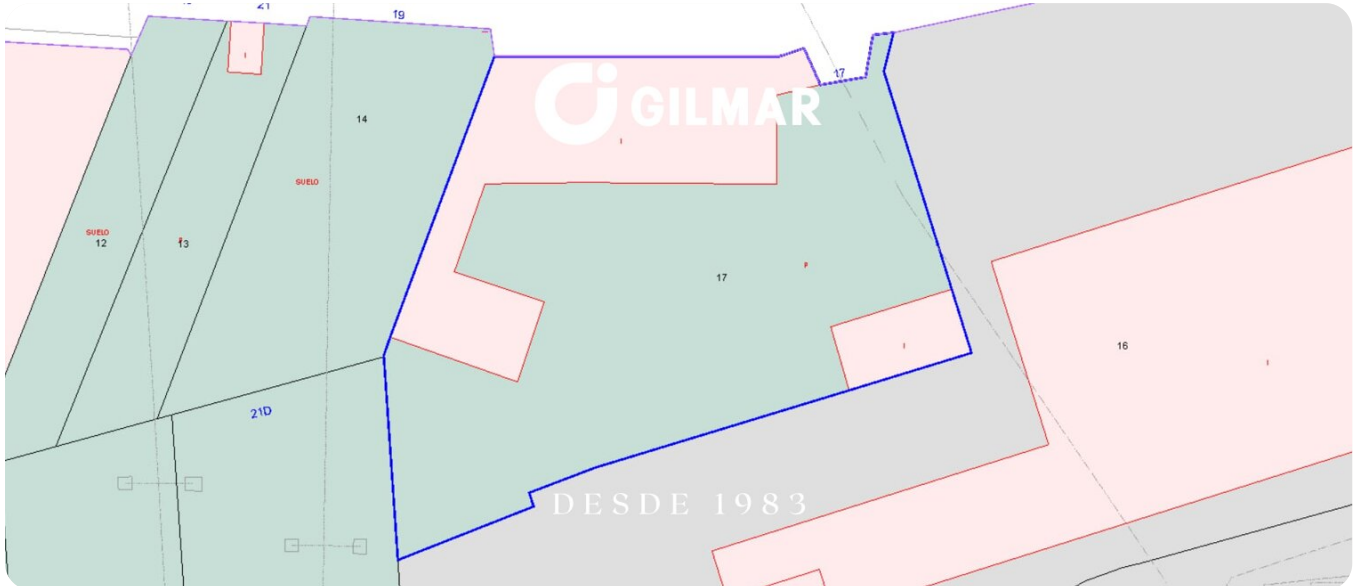


Industrial plot for sale in León - León

León

Reference: 210720



1,050,000 €

347 €/m²



3022 m²

Description

Plot of 3,022 sqm (according to the Land Registry) located in the Los Poulones Industrial Estate, Calle Canal 17, Ponferrada (León). Buildable area of 70% over four floors (up to 12 meters in height). Industrial-commercial use with multiple permitted activities: supermarket, hotel, car dealership, low-cost gas station, event venue, auto repair shop, winery, bazaar, among others (confirmed with the Town Hall).

Strategic location: directly adjacent to Leroy Merlin (9,000 sqm), generating strong daily footfall and benefiting from a large shared parking area that creates natural commercial synergies. Just 400 m from La Rosaleda residential area (5,000 new homes), 900 m from Ponferrada football stadium,

and 700 m from El Rosal shopping center (Carrefour + 144 shops).

Excellent connectivity: near the N-VI and A-6 highways (Madrid-A Coruña), Asturias Road, and the Camino de Santiago route.

Strong investment potential: experts estimate a future rental income of up to €12,000/month after development. Immediate capital appreciation expected due to more than €50M in public investment in the area (new commercial boulevard and modernization of the El Bierzo irrigation canal system).

Ideal for developing retail parks, supermarkets,

Description

commercial warehouses, or high-visibility businesses.

Location and points of interest



The property location is approximate. Contact us for more information.