

Commercial premise for sale in Getafe - Madrid

Getafe, Madrid

Reference: 222069



365,000 €

944 €/m²



387 m²



No

Description

COMMERCIAL PROPERTY FOR SALE WITH PROFITABILITY THROUGH SALE & LEASEBACK FORMULA

This property is being offered under a sale & leaseback arrangement (sale with subsequent lease). Currently established as an early childhood education center/daycare, the current owner will remain as the tenant following the sale.

LOCATION AND RESIDENTIAL SETTING The property is situated at street level within a spacious pedestrian plaza, surrounded by a semi-new residential development in a recently built area.

- **DEMOGRAPHIC PROFILE:** The neighborhood is

predominantly family-oriented, well-established, with a high percentage of young families with school-age children. - **URBAN ENVIRONMENT:** The area is calm, safe, and enjoys high levels of pedestrian traffic, making it ideal for services targeting families and education. - **PURCHASING POWER:** Residents fall within a middle-to-upper socioeconomic level compared to the municipal average, with young, professionalized inhabitants.

FINANCIAL INFORMATION & PROFITABILITY - SALE PRICE: €365,000 - **MONTHLY RENT:** €2,500/month (€30,000/year) - **NET YIELD:** 7.07% (after deducting property tax and community fees)

LEASE TERMS - CONTRACT DURATION: 10 years -

Description

MANDATORY FULFILLMENT: 2 years -
GUARANTEES: 2 months of legal deposit + 6 months of bank guarantee

EXPENSES PAYABLE BY THE BUYER (NEW OWNER)

- **PROPERTY TAX (IBI):** €2,927.70/year -

COMMUNITY FEES: €105.63/month
(€1,267.56/year)

PROPERTY FEATURES - TOTAL AREA: 386.63 m² -

LOCATION: Getafe (well-established residential

area) - **CURRENT ACTIVITY:** Daycare / Early Childhood Education

This is an exceptionally solid real estate investment opportunity for individuals seeking steady income from day one, a long-term reliable tenant, and established bank guarantees, all located in one of Getafe's best residential expansion zones.

For more information or to schedule a visit, feel free to contact us.

Location and points of interest



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