

Commercial premise to rent in Salamanca - Madrid

Salamanca, Madrid

Reference: 224703

3,500 €

40 €/m²



86 m²



No

Description

DESCRIPTION: Dental clinic transfer, fully equipped and ready for business continuity, located in the Barrio de Salamanca. The premises are at ground level at number 14, calle General Díaz Porlier, between the streets Ortega y Gasset and Lista.

PROPERTY SPECIFICATIONS: - SURFACE AREA:

86.47 m² built, distributed across two levels: -

GROUND FLOOR: Reception and commercial service area, as well as examination and treatment rooms. - **MEZZANINE:** Space conditioned for private use (management office, staff dressing room, or storage).

- **CONDITION:** Excellent. Fully equipped and operational facilities, eliminating the need for initial investment and setup costs.

- **LICENSE:** Active healthcare license for dental clinic operations, enabling immediate professional practice.

KEY AREA METRICS: - PEDESTRIAN TRAFFIC:

Estimated between 7,000 and 11,000 pedestrians per day. Its proximity to key connectors such as calle Alcalá, Conde de Peñalver, Hospital Universitario de La Princesa, and the Manuel Becerra transportation hub ensures a steady flow of both local and transient public.

- **SOCIOECONOMIC PROFILE:** Located within the Lista census section of the neighborhood. The average household income exceeds €65,000/year, with a per capita income of over €25,000/person/year.

- **TRANSPORTATION LINKS:** Convenient access via the Lista (L4), Manuel Becerra (L2, L6), and Diego de León (L4, L5, L6) Metro stations, in addition to various EMT bus lines.

ECONOMIC TERMS: - TRANSFER PRICE: €160,000 - **MONTHLY RENT:** €3,500/month

For detailed inventory information, specific terms, or to schedule an on-site visit, please contact us.

Location and points of interest



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