

Commercial premise for sale in Gaztambide - Madrid

Gaztambide, Madrid

Reference: 227146



390,000 €

4,230 €/m²



92 m²



No

Description

Located at Calle Donoso Cortés 86, in the Vallehermoso neighborhood (Chamberí district), this 92.19 m² commercial space at street level is now available for sale.

This is a versatile property situated in a well-established urban area characterized by a medium-high socioeconomic profile and constant foot and vehicle traffic, driven by its proximity to commercial hubs, healthcare centers, and the university zone.

PROPERTY DESCRIPTION SURFACE AREA AND LAYOUT: The property spans 92.19 m² and is configured on a single open-plan floor, maximizing usable space and facilitating the adaptation to

various corporate or commercial uses with minimal refurbishment costs.

FACADE AND VISIBILITY: The property features a suitable street-facing frontage, ideal for the installation of display windows and corporate branding elements.

REAR PATIO: The rear of the property has access to a shared inner courtyard, ensuring natural light at the back of the premises and allowing for cross-ventilation.

TRANSFORMATION POTENTIAL: Thanks to its geometric and habitability attributes, the property offers technical feasibility for evaluating a

Description

change-of-use project to residential, subject to current urban planning regulations enforced by the Madrid City Council.

USES AND IMPLEMENTATION POSSIBILITIES Due to its size and strategic location, this property is ideal for:

- **PROFESSIONAL AND CORPORATE SERVICES:** Consulting offices, professional studios, architectural firms, or coworking spaces. - **HEALTH AND SPECIALIZED CARE:** Physical therapy centers, specialized medical practices, aesthetics studios, or wellness-related businesses. - **SPECIALIZED RETAIL AND SERVICES:** High-end local commerce, showrooms, or commercial delegations.

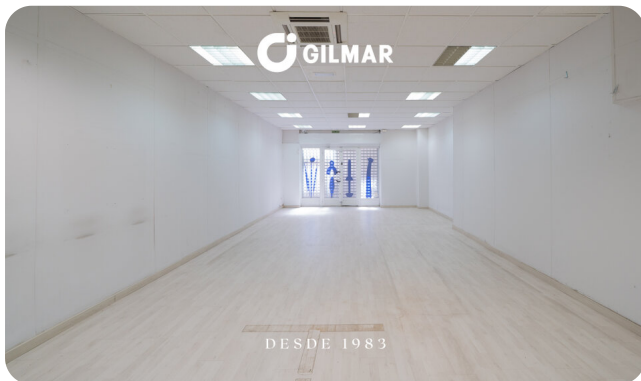
INVESTMENT POTENTIAL This property represents an excellent acquisition opportunity for both end-users and investors:

- **PATRIMONIAL INVESTMENT:** Located in a high-demand rental area with historically low vacancy rates and stable income streams. -

VALUE-ADD STRATEGY: An opportunity to enhance the property's value through reconfiguration or pursuing a change of use to residential.

For additional documentation, floor plans, or to arrange a technical visit, please do not hesitate to contact our commercial team.

Photographs





Location and points of interest



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