



Business opportunity in the heart of Roses with fitted-out rooms

**170.000 €**

Located right in the center of Roses at street level, this spacious commercial property offers excellent visibility and easy access for both clients and staff. With 138 m<sup>2</sup> on the ground floor and a 26 m<sup>2</sup> private patio, it's an ideal opportunity to start your activity with minimal investment and no renovations needed.

The space already includes several interior divisions, making it perfect for offices, training rooms, treatment rooms, or private consultation areas. It is particularly well-suited for businesses such as professional offices, language schools, beauty centers, physiotherapy clinics, or similar.

Thanks to its strategic location and functional layout, this premises is ready to start operating from day one.

Moreover, a change of use to residential is permitted, provided some interior modifications are carried out.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 2/6369

Transaction:	Sale	Category:	Premises
Situation:	Calle Doctor Fleming, 17, Center of Roses, Roses, Alt Empordà	Built area:	164 m <sup>2</sup>
Useful area:	138 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Bathrooms:	2 toilets
Central heating:	Yes		