



EXCLUSIVE



PROPERTY DETAILS:

Interior Size: 340m²
 Exterior Size: 30m²

**MAIN STREET
 GIBRALTAR**

S1271 | Type: Building

£2,450,000

FOR SALE | Mixed-Use Freehold Investment Property

A rare opportunity for a discerning investor to acquire a substantial mixed-use freehold property in the heart of Gibraltar's town centre, conveniently located along the bustling Main Street. This well-maintained five-storey building combines stable commercial income with recently refurbished residential accommodation, offering an attractive balance of yield and long-term capital appreciation. The building was completely redeveloped and refurbished to a good standard in 2024/25, significantly enhancing its quality and appeal. The majority of the apartments are currently occupied, while both ground-floor commercial premises are fully let to established tenants on medium to long-term leases, providing dependable rental income. The first-floor commercial space is currently used as an office suite and leased on a monthly rolling contract. This unit could potentially be converted into a one-bedroom apartment, subject to statutory approvals, further enhancing the RoI. With strong tenant demand, a prime central location, and limited availability of comparable freehold opportunities, this property ...