

FOR SALE

\$ 449,000.00 USD

Puerto Rico - Carolina

uRB Castellana Gdn

Listing ID: 002043690004

Excellent Investment Opportunity in Carolina! Discover a unique mixed-use property. This versatile property offers exceptional potential, featuring 3 commercial and 7 residential spaces (6: 1-1 and 1 efficiency) with 7 residential water meters (no meter yet) and 1 commercial meter, and 6 electric meters (2 commercial, 2 with no meters yet). Newly installed and anchored metal roof. New acoustics ceiling. Water pressure pump and power substation. The lot is 380.86 sq mts and a total construction area of 3500 sq ft approx. This is an ideal opportunity for investors or for those looking to live and work in the same location. Zoning: CC-1 (Commercial). FEMA Zone .2 PCT. Partially rented at the moment. Potential Gross Income of \$65,000. Potential for a mix of long and short term rentals. Don't miss out on this fantastic opportunity! Contact us today for more information or to schedule a viewing. 10 minutes from SJU airport and Isla Verde Beaches. Direct access to Ave. Roberto Clemente, 2-3 minutes from UAGM University, La Ceramina Industrial Park and Baldorioty de Castro Ave. (Expressway 26)



SEE PROPERTY ON GOOGLE MAPS



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