

# FOR SALE

\$ 900,000.00 USD

Panama - Panamá

Panama - Casco Viejo, San Felipe

Listing ID: 002391912044

Lot Size: 215 m<sup>2</sup>Construction Size: 420 m<sup>2</sup>Location: Casco Antiguo, Panamá (UNESCO Heritage Site)Year of Refurbishment: 2012Property Tax Exoneration: Until 2042

Welcome to an unparalleled investment opportunity nestled within the historic charm of Casco Antiguo, Panamá's esteemed UNESCO heritage site. This commercial property, fully leased with secured tenants, presents a remarkable chance for investors seeking consistent returns in a prime location. Strategically situated along the vibrant Avenida B, this property boasts maximum visibility and a continuous flow of foot traffic, ensuring a steady income stream for years to come. With three separate entrances, this commercial building offers a diverse range of rental possibilities, making it an ideal choice for astute investors looking to diversify their portfolio. Currently generating a monthly income of \$7,800 from long-term leases, this property promises a reliable cash flow with a three-year lease agreement for both tenants, accompanied by a 5% yearly rental increase. The ground floor hosts two independent commercial venues, each c



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## RE/MAX LIFE

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