

# FOR SALE

\$ 230,000.00 USD

Nicaragua - Managua

Managua

Listing ID: 002883465003

Discover this Strategic Commercial Space, a two-story property located on a 360 m<sup>2</sup> lot along one of the main roads in the capital. Its proximity to the Ministry of Governance, combined with a vibrant area full of commercial, financial, and recreational establishments, ensures excellent visibility and easy access for your business. The main space offers 246 m<sup>2</sup> of well-organized area to efficiently meet all your operational needs. The ground floor, covering 125.27 m<sup>2</sup>, includes a reception area, sales room, management and administrative offices, along with two half-bathrooms. The upper floor provides 123.52 m<sup>2</sup> of storage space with an additional restroom, ideal for managing inventory or expanding your operations. In addition, this property includes a 133.2 m<sup>2</sup> warehouse and a 98 m<sup>2</sup> parking area with capacity for six vehicles, facilitating logistics and access for both employees and customers. The water system, supported by two 1,200-liter tanks, ensures a constant supply. This Strategic Commercial Space is ideal for companies looking to be at the center of the city's commercial



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