

FOR LEASE

\$ 2,800.00 USD

El Salvador - Santa Ana

Santa Ana

Listing ID: 003093706002

COMMERCIAL SPACE IN HIGH FOOT TRAFFIC AREA – AV. INDEPENDENCIA, SANTA ANA Prime location, ideal for fast-food franchises, pharmacies, telecom companies, financial institutions, mini-markets, or serious businesses seeking a strategic presence on one of the busiest streets in the area. Property Features Total area: 58.89 m² distributed across two functional levels: First Level: • Display window, perfect for showcasing products. • Spacious sales floor. • Private office. • Restroom for customers or staff. • Small storage room. • Functional laundry area. Second Level: • Three spaces (ideal for table service, offices, storage space, etc). • Full bathroom. • Vestibule. • Additional laundry space. Important Notes: • No parking available, as is the case with 95% of the commercial spaces on this street. • Located in a high foot traffic zone, ensuring visibility and a steady flow of potential customers. Lease Terms: • 10-year contract. • Monthly rent: \$2,800 + VAT (slightly negotiable). • The owners are open to allowing modifications



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