

FOR SALE

\$ 1,800,000.00 USD

Costa Rica - Heredia

Belén

Listing ID: 400232271057

****Strategic Location:**** This shopping plaza is located in the heart of Belen, a high-traffic area with great appeal to local customers. With easy access from the city's main roads, it ensures excellent visibility for the businesses operating within. ****Diversity of Commercial Options:**** The plaza currently has a 90% occupancy rate. ****9% Profitability:**** Are you looking for an investment that offers stable income and attractive returns? This shopping plaza is the answer! With a 9% profitability rate, it guarantees a steady cash flow and a solid foundation for growing your investment portfolio. Moreover, with effective management in contract renegotiations, the profitability could increase to 12-13% annually, as current rents are below the market average. ****Growth Potential:**** In addition to its current profitability, the shopping plaza presents exciting growth potential. With increasing development in the area and a growing demand for commercial spaces, there is an opportunity to boost income through optimized management and capturing new leasing opportunities. ****Secure and Low-Risk Investment:****
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