

# FOR LEASE

\$ 3,897.00 USD

Guatemala - Guatemala

Santa Catarina Pinula

Listing ID: 002463431024

Your best investment in the heart of Santa Catarina Pinula! Unlimited potential for you! If you're looking for the perfect place to grow your wealth or launch that business project you've always dreamed of, this property in Santa Catarina Pinula is exactly what you need. Imagine owning a prime location, just steps from the municipal park, where foot traffic and connectivity are unbeatable. With 393.18 m<sup>2</sup> of construction on an exceptional lot, you have a versatile opportunity: you can take advantage of the existing multi-family infrastructure to generate immediate rental income or, if you prefer, demolish and build a development tailored to your needs in one of the most sought-after areas. You'll love the layout and the space this property offers to diversify your income. Currently, you have three storefronts ready for commercial use, a comfortable 3-bedroom apartment on the second floor, and an additional two-story house with 3 more bedrooms. In total, you have 7 spacious rooms and a benefit you won't easily find in the area: an internal parking lot for 10 vehicles. Whether for your family, clients, or tenants



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