

FOR SALE

\$ 835,000.00 USD

Honduras - Cortes

San Pedro Sula

[Listing ID: 002913938004](#)

Commercial property for sale located in El Pedregal, within a strategic, high-traffic area, ideal for institutional, educational, or corporate projects. The property features a land area of 1,299 square varas and 527 square meters of construction, built with structural foundations that allow for the development of a second floor, significantly increasing its growth and development potential. It includes eight classrooms, each with its own bathroom, as well as two spacious offices with private bathrooms, totaling ten fully equipped spaces ready for immediate operation. The central area offers a very spacious open zone with a baseboard finish and abundant natural light, making it ideal for events, training sessions, or group activities. This area is equipped with functional electrical outlets, proper lighting systems, and installed air conditioning units. The property stands out for its high-quality construction, featuring mahogany doors, ceramic flooring, a perimeter wall, and a functional layout suitable for multiple uses. It is located in a highly secure environment, directly in front of a security checkpoint



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LIDIA LOPEZ
Sales Agent
504 95181556
lilopez@remax-infinite-hn.com
<https://www.remax-infinite-hn.com>



RE/MAX INFINITE GROUP
San Pedro Sula Area, San Pedro Sula Area, Honduras

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