



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Puerta de Tierra, Puerto Rico

COMMERCIAL PROPERTY
FOR SALE



DESCRIPTION:

Three (3) story plus basement structure used as a commercial office building consisting of approximately 18,549 square feet of gross construction area and approximately 10,743 square feet of commercial office area.

LOCATION:

306 Ponce de León Avenue, Puerta de Tierra sector, San Juan, Puerto Rico.

LOCATION INFLUENCE:

Excellent presence, exposure and visibility from Ponce de León Avenue with immediate access to Baldorioty de Castro Boulevard and Muñoz Rivera Expressway.

Located on the north perimeter of the San Juan Bahía Urbana development project, close to many residential, retail, commercial, office, tourism and maritime establishments, such as government office buildings, residential condominiums, and cruise ship docks, restaurants, banks, hotels and other related services.

SITE AREA:

1,019.52 square meters.

ZONING:

Commercial District (C-3)

PARKING

38 on-site parking spaces.

UTILITIES & SERVICES:

Enjoys the utilities typical of an urban neighborhood area with the municipal services of San Juan, such as water, sanitary, storm sewers, electricity and communications.

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

