



3,580 SF +/-

For Sale

Bayamón Mixed Use Building

#41 Calle Degetau,
Bayamón PR



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Bayamón Mixed Use Building

Property Description

The subject property is a mixed use building of two-story, located in the Bayamón town core. The subject property consist of a building of ~3,580 SF built on a ~209 SM lot. First level can be used as an office and second level as residence, short-term rental residence or other commercial use. The property is in average physical condition and consists of reinforced concrete and concrete blocks.

Overall, the subject property benefits from its prime location near key amenities such as the City Hall, Plaza del Mercado, Plaza del Sol, Plazoleta del Canton, Canton Mall shopping center, NUC University, Metropolitan University, and Los Trailers pop-up market and food.

The City Hall, provides easy access to local government services and administrative facilities and the Plaza del Mercado, offers a vibrant marketplace atmosphere and a range of dining options. Plaza del Sol and Canton Mall shopping center is also nearby, providing residents with a variety of retail stores, entertainment options, and amenities. This contributes to the convenience and accessibility of shopping, dining, and leisure activities for potential occupants or visitors to the property. Additionally, the property is located in proximity to Los Trailers, a popular pop-up market and food destination. This further enhances the vibrant and dynamic atmosphere surrounding the property, offering unique shopping and dining experiences.



Location: [18.397638, -66.155215](#)



~3,580 SF (Building)



~209 SM (Lot)

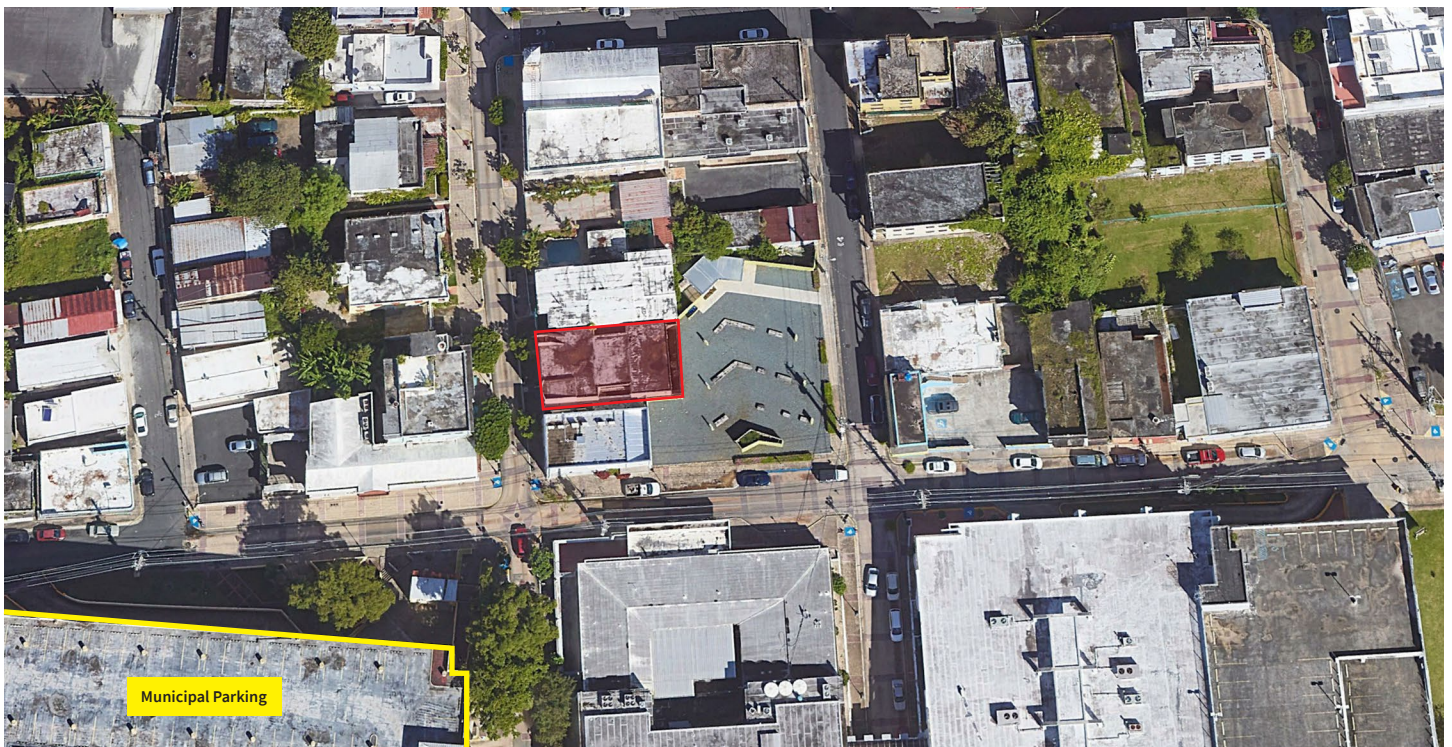


2 Levels

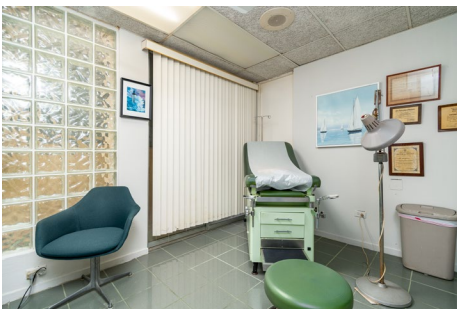
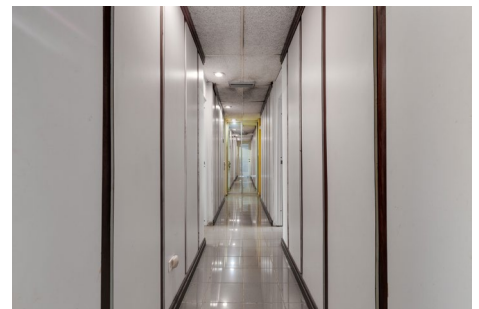


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Aerial



Gallery





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Bayamón PR

Location highlights

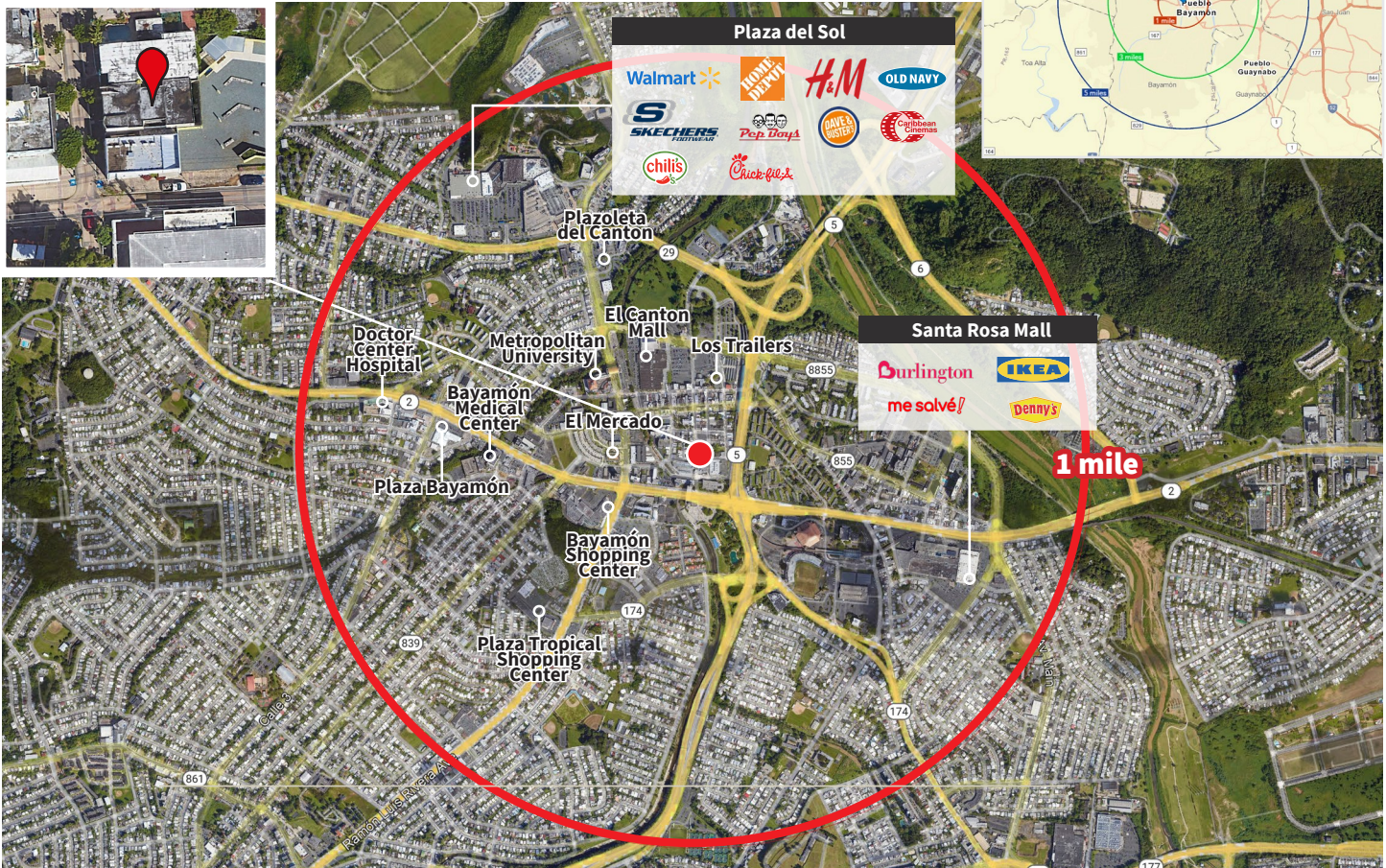
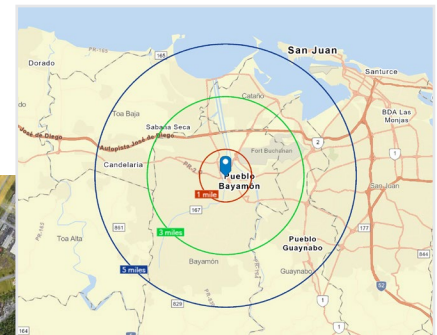
The building benefits from a good location and accessibility in Degetau Street in the heart of Bayamón. Fast and easy access from PR-2 and PR-167. Within 1 mile: Cantón Mall, Bayamón Marketplace, Santa Rosa, El Mercado, Plaza del Sol, Hyatt Place, Los Trailers, Bayamón Medical Center, HIMA San Pablo Hospital, Honda Tennis Center, among others.

Demographics

	1-mile	3-mile	5-mile
Population	18,029	156,567	353,993
Households	6,916	58,565	130,750
Purchasing Power*	\$17,885	\$20,278	\$21,130

*Per capita

Source: Esri, 2020



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