

501 Ave. Cesar Gonzalez, Hato Rey Norte

San Juan, Puerto Rico

**3,370 SF**

Building Area

2 Floors

Configuration

10 Parking

Private Spaces

Corner Lot

Dual Frontage

PROPERTY OVERVIEW

Freestanding two-story commercial building on a high-visibility corner lot in the Hato Rey Norte professional corridor, minutes from the Golden Mile financial district. Reinforced concrete and block construction in good condition with open floor plans on both levels, adaptable to office, professional services, medical, or institutional use.

KEY SPECIFICATIONS

Building Area: 3,370 SF (1,685 SF per floor)**Land Area:** 277 sq. meters (2,982 SF)**Construction:** Reinforced Concrete / CB**Condition:** Good**Floors:** 2**Parking:** 10 private on-site spaces**Parking Index:** 2.97 per 1,000 SF**Loading:** Lateral gate access**Zoning:** R-4 (commercial use permitted)**Overlay:** APE-ZC planning area**Flood Zone:** X (minimal risk)**FEMA Panel:** 72000C-0365-J**Cadastral:** 062-070-246-01-802**Water:** Municipal (AAA)**Electric:** LUMA Energy**Sewer:** Municipal sanitary & storm

WHY BUYING COSTS LESS THAN RENTING

For a professional firm currently leasing 3,300 SF of office space in Hato Rey, the total cost of ownership — including a \$200,000 renovation to Class A standards — is materially lower than continuing to rent.

FINANCING ASSUMPTIONS

Sale Price:	\$749,000
Down Payment (20%):	\$150,000
Loan Amount:	\$600,000
Interest Rate:	7.00% fixed
Term:	25 years
Monthly P&I:	\$4,241
CRIM / Insurance / Maint.:	\$800/mo
Total Monthly Ownership:	\$5,041/mo
Renovation (\$200K @ 8.5%, 10yr):	\$2,480/mo
Total Monthly (Years 1-10):	\$7,520/mo
Total Monthly (Years 11+):	\$5,041/mo

MONTHLY COST COMPARISON

Cost Component	Class B Lease	Class A Lease	Own (Yrs 1-10)
Base Rent / Mortgage P&I	\$4,950	\$6,325	\$4,241
CAM / OpEx / Ins / CRIM / Maint.	\$3,300	\$3,850	\$800
Parking (10 spaces)	\$1,150	\$1,250	\$0
Renovation Financing	—	—	\$2,480
TOTAL MONTHLY	\$9,400	\$11,425	\$7,520

SAVINGS SUMMARY

Monthly savings vs. Class B (Years 1-10):	\$1,880/mo
Monthly savings vs. Class A (Years 1-10):	\$3,905/mo

STRATEGIC ADVANTAGES OF OWNERSHIP

- Parking: 10 private spaces eliminate \$13,000-\$15,000 annually in Hato Rey parking costs
- Equity: every monthly payment builds ownership in an appreciating asset
- Control: no rent escalations, no CAM surprises, no landlord restrictions on buildout
- Flexibility: open floor plan adapts to any professional use without lease constraints

Estimates are for illustrative purposes. Actual mortgage terms subject to lender approval. Renovation costs vary by scope and contractor. Rental comparisons based on Hato Rey office market data Q1 2025.