



CHRISTIANSEN

COMMERCIAL REAL ESTATE

License 134

Miramar, Puerto Rico

COMMERCIAL PROPERTY

FOR SALE



DESCRIPTION:

Existing structure consists of a four (4) story commercial building with approximately 17,878 square feet plus 30 on-site parking stalls.

LOCATION:

646 Fernandez Juncos Avenue, Miramar sector, Municipality of San Juan, Puerto Rico.

LOCATION INFLUENCE:

Excellent location on Fernandez Juncos Avenue in the heart of Miramar across from the Convention Center District and Golden Triangle Development with direct access to Luis Muñoz Rivera Expressway & Baldorioty de Castro Boulevard. Close to many residential, office, hospitality, commercial and retail establishments such as hotels, airport, convention center, marinas, cruise ship docks, office & mixed-use developments, restaurants & deli's among other related services.

SITE AREA:

1,192.44 square meters

ZONING:

Commercial Tourist (CT-2)

DEVELOPMENT POTENTIAL:

Four (4) story structure not to exceed fifteen (15) meters in height occupying up to 85% of the site and 43,641.50 square feet. Property qualifies for Development of Downtown Urban Areas incentives including but not limited to reimbursement of up to 75% of hard construction costs, among other incentives.

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 private services such as cable, telephone & internet.

DAILY TRAFFIC COUNT:

Approximately 25,000 vehicles per day via Luis Muñoz Rivera Expressway (State Road PR-1)

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

