



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Isabela, Puerto Rico

COMMERCIAL PROPERTY
FOR SALE



DESCRIPTION:

Two-story concrete commercial building consisting of approximately 5,980 square feet of gross building area located in the north-western region of the Island, across from Plaza Isabela off State Roads PR-2 & PR-4494 in the Isabela Municipality.

LOCATION:

1312 Félix Aldarondo Avenue (State Road PR-4494), Guerrero Ward, Isabela, Puerto Rico.

LOCATION INFLUENCE:

Directly across from Plaza Isabela with direct access to State Road PR-2, which is the major traffic artery in the region. Plaza Isabela is a 259,012 square feet shopping center with strong anchor tenants such as Walmart, Selectos Supermarket, Pep Boys Auto & Caribbean Cinemas, in addition to Ponderosa, Burger King, among many others.

SITE AREA:

540.63 square meters

ZONING:

Commercial (C-1)

UTILITIES & SERVICES:

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

TRADE AREA

Population: 345,000
Households: 130,000

SITE COORDINATES

Latitude: 18.46831 N / Longitude: -67.02405 W

GROSS BUILDING AREA

Approximately 5,980 square feet:

-First Floor: Approx. 2,939 square feet
-Second Floor: Approx. 3,041 square feet

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

