



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Río Piedras, Puerto Rico

# COMMERCIAL PROPERTY FOR SALE



## DESCRIPTION:

Two-story commercial & residential building consisting of approximately 9,241 square feet of gross building area.

## LOCATION:

1014 & 1016 Capetillo Street, corner of Capetillo and William Jones Streets, Río Piedras sector, San Juan, Puerto Rico.

## BUILDING AREA:

9,241 square feet

Ground Level / Commercial Area: Approx. 5,086 square feet consisting of three (3) establishments including a bar/restaurant, barber/beauty salon & nine (9) residential apartment units.

Second level - Residential Area: Approx. 4,155 square feet divided into ten (10) residential apartment units.

## SITE AREA:

420.89 square meters

## LOCATION INFLUENCE:

Corner property, within the perimeter of the Río Piedras town core, across from an AMA bus station and bounded to North by the **University of Puerto Rico** with direct access to State Roads PR-3, PR-27 & PR-1.

High Density area, mostly composed of commercial / retail and mixed-use properties, close to many residential, retail and commercial establishments, such as restaurants, banks, school, hotels, among other related services.

## 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](http://WWW.CHRISTIANSENCOMMERCIAL.COM)

