



CHRISTIANSEN
COMMERCIAL REAL ESTATE

**MIXED-USED MULTI-UNIT PROPERTY
FOR SALE
Humacao, Puerto Rico**



DESCRIPTION:

3-Story mixed-use, multi-unit property comprising a below-grade residential unit of 936 SF, a ground level commercial unit of 936 SF, and a 2nd level residential unit of 936 SF, for a total of 3 units and 2,808 SF, built on a 1,573.95 sq. mts. (16,941 SF) site.

LOCATION:

No. 99, 12th Street, La Fermimna Community, Collores Ward,
Humacao

PROPERTY ID (TAX CODE#):

280-035-011-12

SITE COORDINATES:

Lat: 18.17382050N, Lon: -65.84886088W

SITE AREA:

1,573.95 square meters, equivalent to 16,941 square feet

BUILDING AREAS:

- | | |
|--|-----------------|
| - Below-Grade Level (Residential Unit) | 936 SF |
| - Ground Level (Commercial Unit) | 936 SF |
| - 2nd Level (Residential Unit) | 936 SF |
| - Total Enclosed Construction Area | 2,808 SF |
| - Add' Construction - Covered Porch | 145 SF |

FEATURES:

- Income-producing property
- Potential for expansion (low bldg.-to-land ratio)
- Adequate access routes

MOTIVATED SELLER WILLING TO EVALUATE OFFERS!

Market Value: \$90,000 OBO

www.christiansencommercial.com

T. (787) 778-7000