



**CHRISTIANSEN**

COMMERCIAL REAL ESTATE

License 134

Hato Rey, Puerto Rico

# COMMERCIAL PROPERTY FOR SALE



## DESCRIPTION:

144 Marginal FD Roosevelt Avenue is a commercial property consisting of approximately **15,027 square feet** distributed among two detached buildings. The two structures contain office, warehouse and showroom areas with an average ceiling height of 11 feet, supported by 14 parking stalls.

## LOCATION:

144 Marginal FD Roosevelt Avenue, corner Julia Street, Hector A. Piñero Development, Hato Rey Ward, San Juan, Puerto Rico

## BUILDING AREA:

15,027 square feet

## SITE AREA:

1,231.72 square meters

## LOCATION INFLUENCE:

Located within the Hato Rey sector on FD Roosevelt Avenue, with immediate access to Muñoz Rivera & Ponce de Leon Avenues to the east and Barbosa Avenue to the west.

In the immediate vicinity of many office, residential, commercial and institutional establishments, including gas stations, government offices, supermarkets, auto repair shops, laundromat, hardware shop and pharmacies.

## ZONING:

Commercial (C-3)

For more information: [WWW.CHRISTIANSENCOMMERCIAL.COM](http://WWW.CHRISTIANSENCOMMERCIAL.COM)

