



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Río Grande, Puerto Rico

# COMMERCIAL PROPERTY FOR SALE



## DESCRIPTION:

Former bank branch consisting of approximately **2,287 square feet** occupying an 8,099 square meter site, with an adjacent vacant lot consisting of 3,993 square meters located along State Road PR-3.

## LOCATION:

Km 20.3, State Road PR-3 Marginal Street, Ciénaga Baja Ward, Río Grande, Puerto Rico

## BUILDING AREA:

2,287 square feet

## SITE AREA:

A: 8,099 square meters

B: 3,993 square meters

TOTAL: **12,092 square meters**

## PARKING:

Ample parking & excess land available.

## LOCATION INFLUENCE:

The property is located in an urban sector of Río Grande near an exit off of State Road PR-66, the newest main highway artery in the region and the fastest way to connect the San Juan Metropolitan Area to northeastern Puerto Rico.

In the immediate vicinity of many office, residential, commercial and retail establishments including restaurants, fast food establishments, auto repair shops, churches, and other related services.

## ZONING:

Intermediate Commercial (C-I)

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



