



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Hato Rey, Puerto Rico

COMMERCIAL PROPERTY FOR SALE



DESCRIPTION:

Two-story commercial property comprising approximately **15,730 square feet** occupying a 1,749.83 square meter site located at the intersection of FD Roosevelt Avenue and Teniente Cesar Gonzalez Street in Hato Rey.

LOCATION:

252 FD Roosevelt Avenue, corner Teniente Cesar Gonzalez Street, Eleanor Roosevelt Development, Hato Rey Ward, San Juan, Puerto Rico

SITE AREA:

Approx. 1,749.83 square meters

PARKING:

Approx. 23 stalls

BUILDING AREA:

15,730 square feet

ZONING:

Commercial (C-2)

SITE COORDINATES:

- Latitude: 18.251580 N
- Longitude: -66.040229 W

LOCATION INFLUENCE:

Easily accesible from both Teniente Cesar Gonzalez Street and Rafael Lamar Street. and located within the Hato Rey sector on FD Roosevelt Avenue, with immediate access to the Las Americas Expressway. The property enjoys a key position within the San Juan commercial market, located less than 0.3 mi east of Plaza Las Américas, the largest shopping center in the Caribbean, and less than 1 mi west of the Hato Rey financial district.

In the immediate vicinity of many retail, office, residential, commercial and institutional establishments, including shopping centers, gas stations, government offices and fast food restaurants.

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

