



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Hato Rey, Puerto Rico

COMMERCIAL PROPERTY FOR SALE/LEASE



DESCRIPTION:

Two-story commercial property comprising approximately **7,261 square feet** occupying a 355 square meter site, plus a vacant lot, utilized as parking, consisting of **347 square meters** located at the intersection of FD Roosevelt Avenue and Teniente Cesar Gonzalez Street in Hato Rey.

LOCATION:

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

SITE AREA:

Approx. **355.62 square meters** plus **347.65 square meters** (parking lot)

PARKING LOT:

Approx. 17 stalls

BUILDING AREA:

7,261 square feet

ZONING:

Commercial (C-2)

LOCATION INFLUENCE:

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.

FEATURES:

- Central air conditioning units
- Fiber optic connectivity
- Open space, modern architecture

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

