



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Manati, Puerto Rico

COMMERCIAL LAND FOR SALE



DESCRIPTION:

Vacant land consisting of 46,294 square meters, equivalent to 11.78 cuerdas, located directly accross from Walmart and Walgreens on State Road PR-2 in the Manati Municipality of Puerto Rico. The property has excellent commercial development potential due to its strong presence and frontage on State Road PR-2. Other occupants within the immediate vicinity include retailers such as Marshalls, Office Max & Pitusa and pharmaceutical manufacturing facilities such as Janssen Pharmaceutical, company of Johnson and Johnson and Warner Chilcott, formerly TEVA Pharmaceutical Industries

LOCATION:

State Road PR-2, Km 45.6, Coto Norte Ward, Manati, Puerto Rico.

SITE AREA:

46,294 square meters, equivalent to 11.78 cuerdas

ZONING:

Commercial (C-I): 6.50%, equivalent to 3,009.11 square meters, prime commercil development site on Stet Road PR-2

Residential (R-I): 57.07, equivalent to 26,419.99 square meters, future residential development site on State Road PR-2

Forest (B): 36.43%, equivalent to 16,864.90 square meters

SITE COORDINATES

Latitude: 18°26'16.75"N

Longitude: 66°27'22.27"W

LOCATION INFLUENCE:

Located on State Road PR-2, in front of Plaza Monte Real Shopping Center, which houses a bank branch, Marshalls, Pitusa supermarket, Office Max, Walmart and Walgreens among others. In the immediate vicinity of many commercial, industrial and institutional uses, including pharmaceutical manufacturing, pharmacies, gas stations, fast food restaurants, furniture store, Manati Medical Center Hospital, Doctor's Center Hospital and Hyatt Place Manati.

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

