



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

San Juan, Puerto Rico

# COMMERCIAL OFFICE BUILDING FOR SALE



## DESCRIPTION:

Two-story office building in excellent physical condition comprising a Gross Building Area of approximately **8,605 square feet**, occupying a **2,100 square meters** corner lot.

## LOCATION:

Intersection of State Road PR-21 and San Alfonso street, Las Lomas Development San Juan, Puerto Rico

## GROSS BUILDING AREA:

Approximately **8,605 square feet**

## SITE AREA:

**2,100 square meters**, equivalent to **22,604 square feet**

## ZONING:

C-1 (Low Density Commercial)

## PARKING:

34 stalls

## LOCATION INFLUENCE:

Situated on a heavily traveled artery (State Road PR-21) that connects the Martinez Nadal Expressway to Jose de Diego Avenue. The property is conveniently located directly across the street from the Las Lomas commuter train station, and just east of the Martinez Nadal commuter train station.

## SITE COORDINATES:

Latitude: 18°23'22.25"N Longitude: 66° 5'40.78"W

## PROPERTY TAX CODE:

086-055-014-53-000

## AMENITIES AND INFRASTRUCTURE:

Central AC, storm shutters, elevator, security surveillance system, smoke detectors, power generator with full operating capacity.

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



