

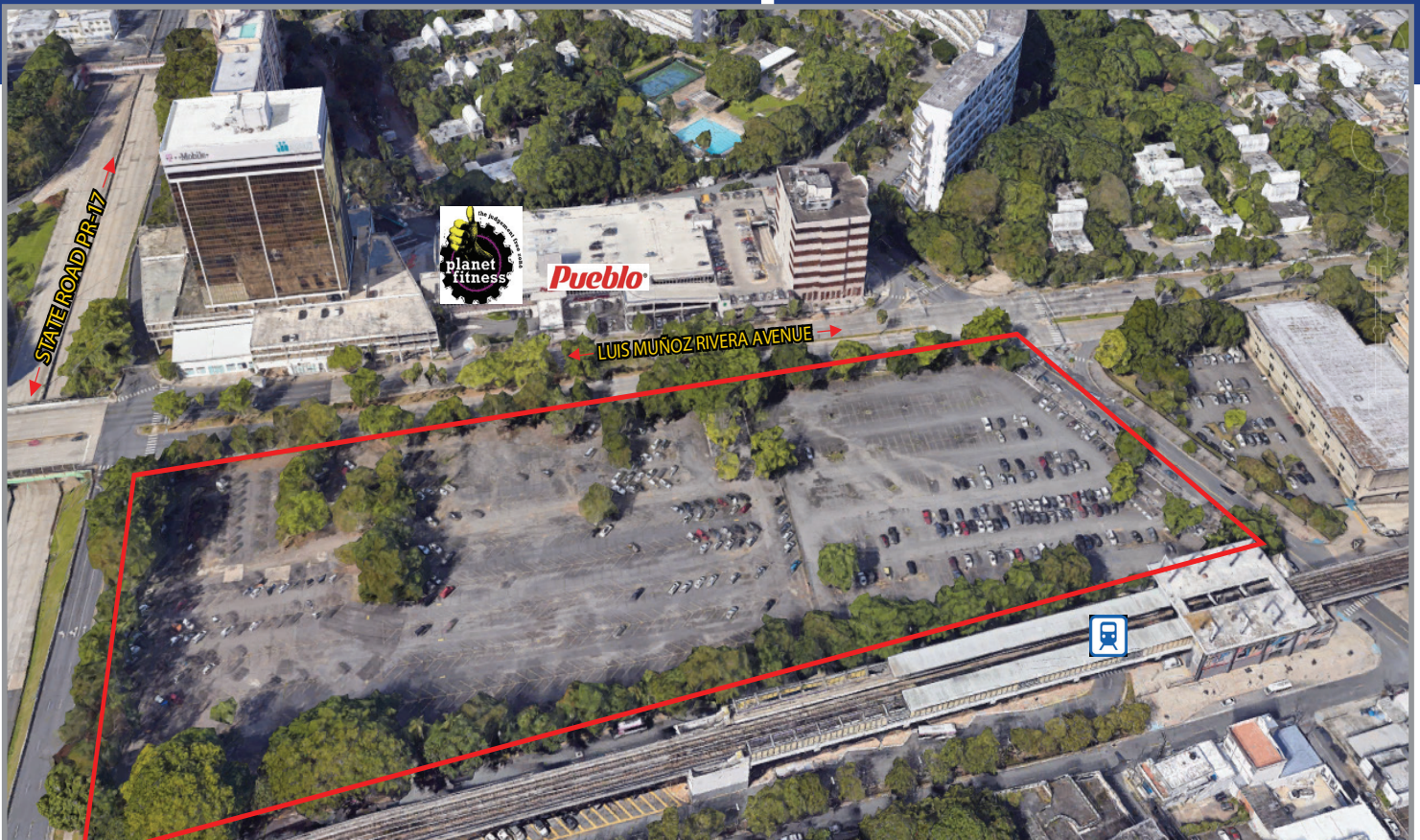


CHRISTIANSEN  
COMMERCIAL REAL ESTATE

License 134

Hato Rey, Puerto Rico

# DEVELOPMENT SITE FOR SALE



## DESCRIPTION:

One of the largest available urban lots in the urban core of San Juan consisting of approximately **8.875 "cuerdas" equivalent to 34,882.06 square meters**, with strong development potential located on Muñoz Rivera Avenue in Hato Rey.

## LOCATION:

Muñoz Rivera Avenue, Corner Coll & Toste Street and J.T. Piñero Avenue, Hato Rey Ward, San Juan, Puerto Rico

## SITE AREA:

**8.875 "cuerdas"** equivalent to 34,882.06 square meters

## SITE COORDINATES:

Latitude: 18°24'31.40"N, Longitude: -66° 3'23.22"W

## DEVELOPMENT POTENTIAL:

Strong development potential due to its central urban location.

Prime location for commercial + residential developments, recreational, elderly, student housing, mixed-use development, retail, office, hotel development, among other.

## PROPERTY ID (TAX CODE NUMBER):

063-082-387-41-000

## LOCATION INFLUENCE:

Excellent presence, accessibility and visibility from Muñoz Rivera Avenue with immediate access to several major traffic arteries in the San Juan Metropolitan Area including Las Americas Expressway, Jesus T. Piñero, Barbosa, Ponce de Leon & Muñoz Rivera Avenues.

Densely populated area surrounded by many supporting commercial uses and public transportation. Specifically next to Piñero Train station + San Juan courthouse and directly across El Monte Mall, Hato Rey Plaza and Sun Plaza. El Monte residential neighborhood, **Auxilio Mutuo Hospital** and the **University of PR, Rio Piedras campus** are located within the immediate vicinity.

## ZONING:

DA (institutional use) & TU (Urban Train)

Common zoning in the area is C-I (intermediate commercial) which promotes dense development in line with the central urban location of this vicinity; residential zoning is also common in the sector.

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



