



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

San Juan, Puerto Rico

COMMERCIAL BUILDING FOR SALE



DESCRIPTION:

Two commercial buildings situated on Muñoz Rivera Avenue, the first building has a total gross building area of **23,390 square feet** and the second building has a gross building area is **14,496 square feet**.

LOCATION:

1000 Luis Muñoz Rivera Avenue corner Los Mirtos Street, Hato Rey Ward, San Juan, Puerto Rico.

AVAILABLE AREA:

First building:

First Floor commercial area: 3,656 square feet, restaurant area 7,308 square feet, common area 459 square feet

Second and Third Floor: 5,387 square feet.

Fourth Floor: 1,193 square feet

Second building:

Parking garage: 14,496 square feet

ZONING:

C-2 (Commercial)

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 Fernández Juncos Avenue and Jesus T. Piñero Avenue & Barbosa Avenue.

Close to many commercial, residential, office, car dealerships, such as supermarkets, gas service stations, various bank branches, bus stops, schools, residential neighborhoods & condominiums and other related services.

PARKING:

Two (2) story parking facility with 47 stalls

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

