



CHRISTIANSEN
COMMERCIAL REAL ESTATE
License 134

Santurce, Puerto Rico

CONDO OFFICE UNITS FOR SALE/LEASE



DESCRIPTION:

Ground floor condo office units comprising approximately **3,517 square feet**, which can be subdivided into **two units**, and located in the Santurce sector of San Juan, steps away from the Pavia Hospital.

LOCATION:

Units 101 & 102, Centro Plaza Condominium, No. 650 Lloveras Street, Santurce Ward, Puerto Rico

PARKING:

Four (4) stalls, with more parking available in the immediate vicinity

CONDO SALEABLE AREA:

Locale 1: 1,503 square feet

Locale 2: 2,014 square feet

Units are fully built-out, remodeled and in excellent condition.

ZONING:

Urban Zone Medium Density Residential (ZU-R2)

SALE ASKING PRICES:

Locale 1 & 2 : \$435,000

SITE COORDINATES:

- Latitude: 18.264444 N

- Longitude: -66.041335 W

LOCATION INFLUENCE:

Located within the Santurce Sector near Ponce de Leon Avenue, with immediate access to Jose De Diego and Baldorioty de Castro Expressways. In the immediate vicinity of Pavia Hospital, many retail, office, residential, commercial and institutional establishments, including restaurants, boutiques, gas stations, schools, fast food establishments and medical related offices.

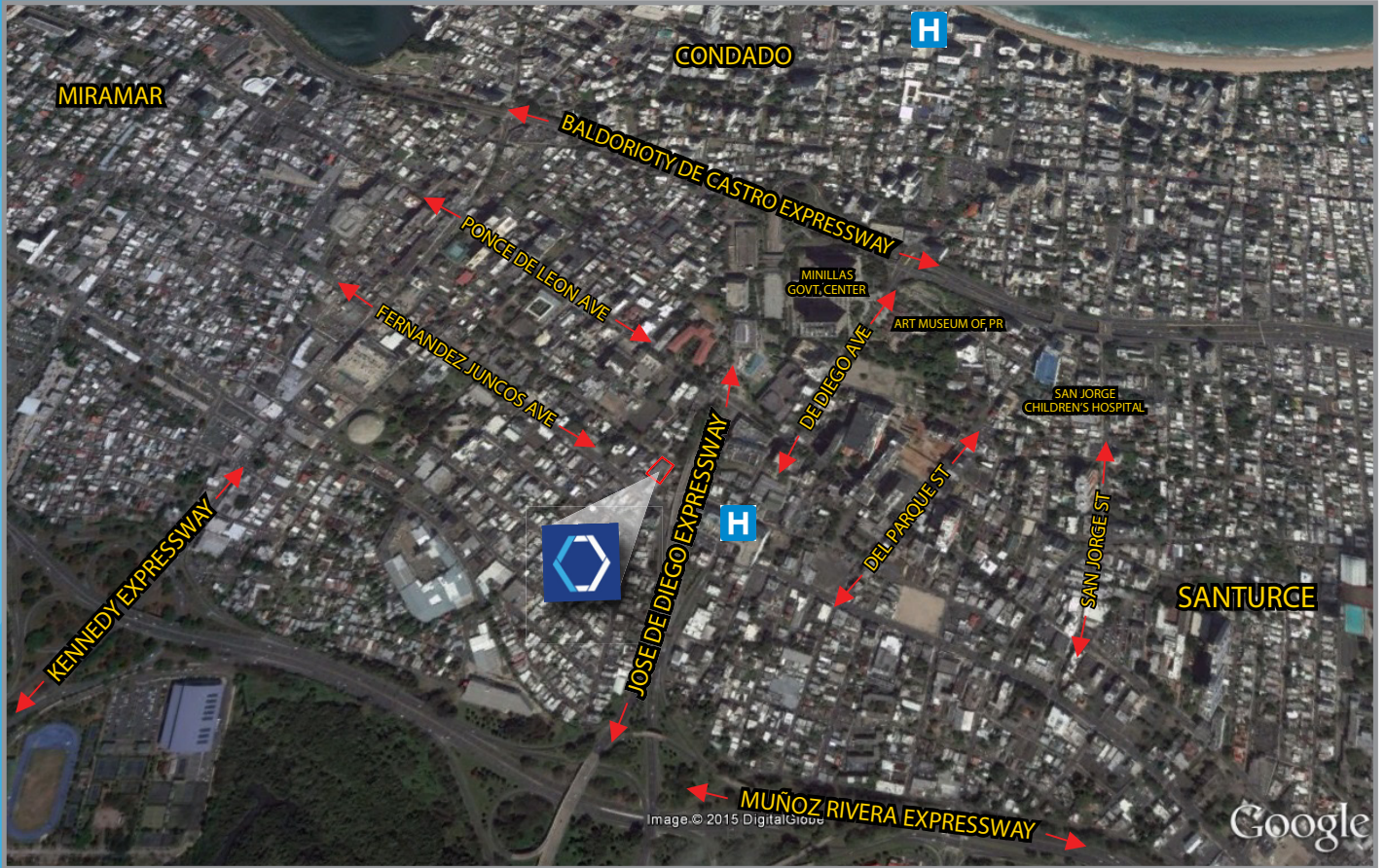
Four (4) stalls, with more parking available in the immediate vicinity

LEASE ASKING PRICES:

Locale 1: 1,503 square feet - \$1,850/mo

Locale 2: 2,014 square feet - \$2,500/mo

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM



Suite 102
2,014 square feet

Suite 101
1,503 square feet

