

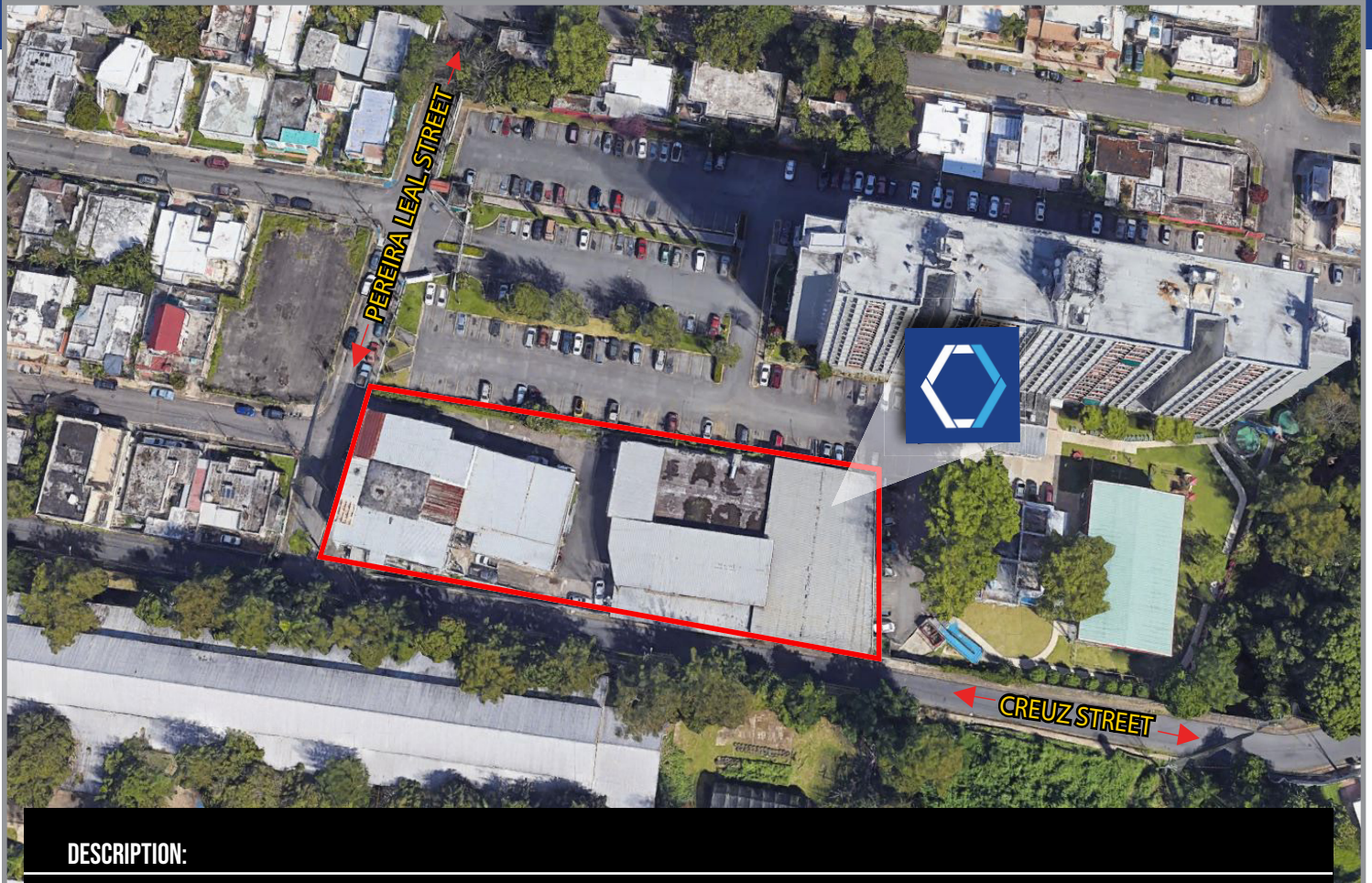


CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

San Juan, Puerto Rico

COMMERCIAL PROPERTY FOR SALE



DESCRIPTION:

Industrial building plus workshop area comprising approximately 44,872 square feet, located on a 3,930.40 square meter site.

LOCATION:

Lot No. 629, Pereira Leal Street, corner Cruz Street, Valencia Development, Universidad Ward, San Juan, Puerto Rico:

SITE AREA:

3,930.3965 square meters

BUILDING AREA:

44,872 square feet

SITE COORDINATES:

Latitude: 18°24'38.02"N

Longitude: 66° 2'28.50"W

LOCATION INFLUENCE:

The property is located in the University Ward, with immediate access to several major traffic arteries in the San Juan Metropolitan Area including Jesus T. Piñero Avenue and Barbosa Avenue.

Densely populated area surrounded by many supporting commercial uses and public transportation, and specifically across the University of Puerto Rico, Rio Piedras campus, with an enrollment of over 50,000 students.

PROPERTY TAX CODE:

063-084-313-09-901

ZONING:

Light Industrial (I-L)

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

