



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

San Juan, Puerto Rico

# COMMERCIAL BUILDING FOR SALE



## DESCRIPTION:

Commercial building consisting of approximately 30,600 square feet divided into 5,600 square feet of ground floor retail space and 25,000 square feet of office space within three (3) floors.

## LOCATION:

251 Tetuan Street, Old San Juan Sector, San Juan, Puerto Rico

## BUILDING AREA:

30,600 square feet

## FEATURES:

- Recently completed a demo project of the interiors, gutting out all the old walls, etc.
- Has a full set of approved construction plans for apartments above retail
- Approved construction permit
- On the final stretch with both (a) historic tax credit application and (b) PR Tourism tax credit application.

## PROPERTY INFLUENCE:

Excellent location in historic Old San Juan, across Banco Popular and Oriental Bank buildings and steps away from cruise ship terminals. Close to many commercial, residential, retail, office and hotel components such as casual and fine dining restaurants, government offices, fashion outlet stores, theaters, galleries, museums and hotels. Located near three (3) parking buildings with over 1,500 spaces

## SITE COORDINATES:

Latitude: 18°27'53.21"N

Longitude: -66° 6'54.22"W

## ZONING:

Commercial (C-3)

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



