

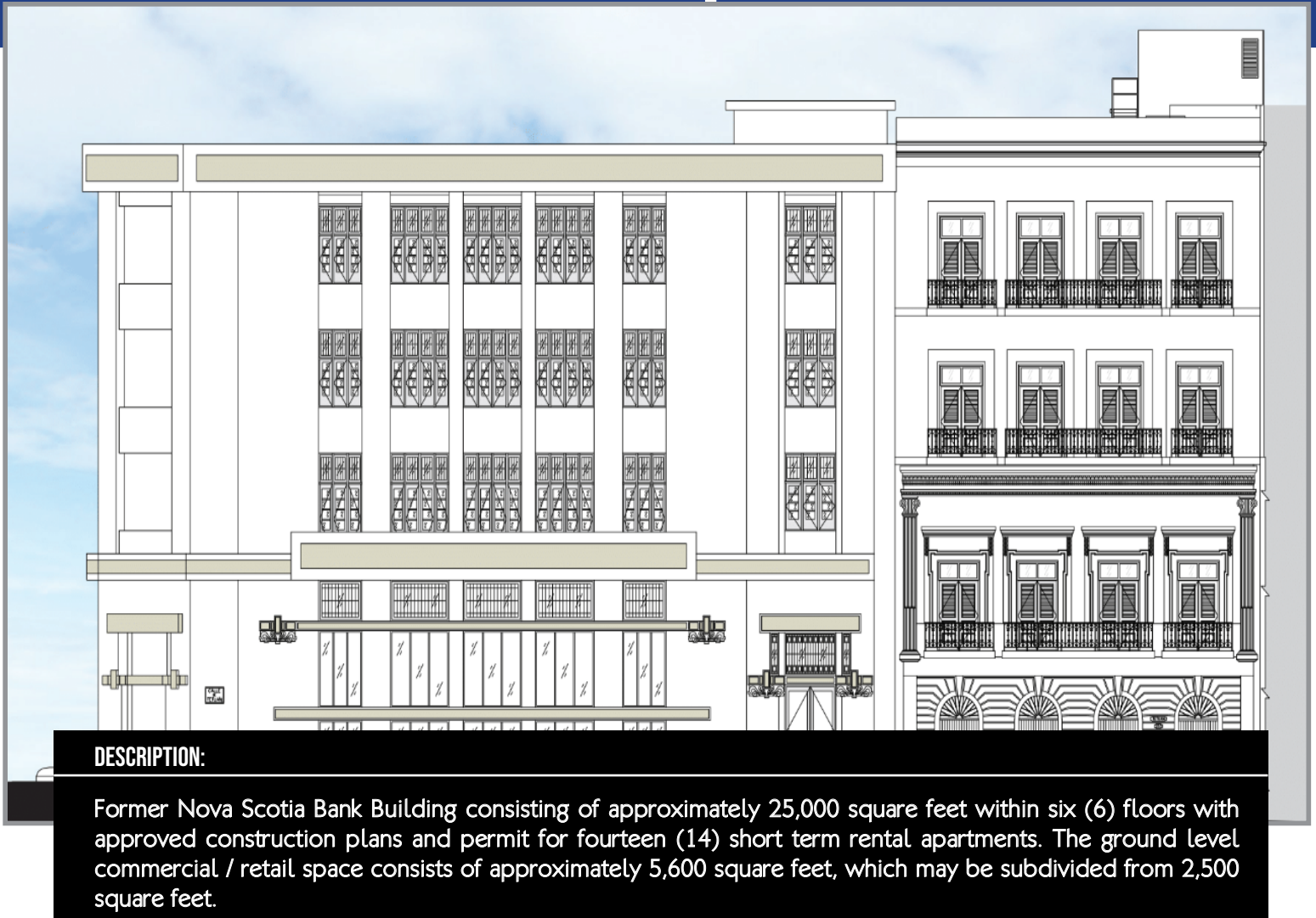


CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

San Juan, Puerto Rico

COMMERCIAL BUILDING FOR SALE



LOCATION:

251 & 253 Tetuan Street, Old San Juan Sector, San Juan, Puerto Rico

BUILDING AREA:

25,000 square feet

FEATURES:

- Recently completed a demo project of the interiors, gutting out all the old walls, etc.
- Approved construction permit for fourteen (14) short term rental apartments plus commercial / retail at ground floor
- Applications submitted for both (a) Federal historic tax credits and (b) PR Tourism tax credits
- Line of sight to the cruise ship terminals, around the corner from Banco Popular, Oriental Bank and FirstBank

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

