



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Mayagüez, Puerto Rico

# MIXED-USE PROPERTY FOR SALE



## DESCRIPTION:

Three-story structure comprising 9,471 square feet with a total of eleven (11) separate units. The first level consists of one (1) commercial unit having 3,173 SF, the second level consists of four (4) 2BR-1BA and one (1) 1BR-1BA apartment units, and the third level consists of five (5) 2BR-1BA apartment units.

## LOCATION:

No. 52 Méndez Vigo Street, corner Pilar Defilló Street, Pueblo Ward, Mayagüez, Puerto Rico

## SITE AREA:

354.75 square meters

## BUILDING AREA:

9,471 square meters

## ZONING:

Co-3 (Central Commercial)

## TAX CODE NUMBER:

233-048-212-01-001

## PROPERTY INFLUENCE:

The property is located in the Mayagüez Town Core, specifically close to the Mayagüez Post Office and Joward Johnson Inn. and immediate access to State Road PR-2. Densely populated area surrounded by many supporting commercial uses and public transportation, and blocks from the main entrance to the University of Puerto Rico, Mayagüez Campus, hotels, cafeterias, banks, gas stations, drugstores, and other related services.

## SITE COORDINATES:

Latitude: 18°12'7.79"N

Longitude: -67° 8'34.42"W

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



