



# CHRISTIANSEN

## COMMERCIAL REAL ESTATE

License 134



## COMMERCIAL BUILDING FOR SALE

5-71 & 5-73 ESMERALDA AVE. GUAYNABO, PUERTO RICO

### PROPERTY DETAILS

Consists of a two-story commercial property divided into two (2) ground floor retail spaces: a 6,584 SF vacant locale previously in use as a laundry and a 1,430 SF locale currently in use as a salon/spa. The second level comprises 1,421 SF of vacant office areas, also previously occupied by the aforementioned laundry. The property offers nine (9) parking spaces, for a parking ratio of 0.95 per 1,000 SF.

### SITE AREA

660 square meters

### BUILDING AREA

9,435 square feet

### ZONING

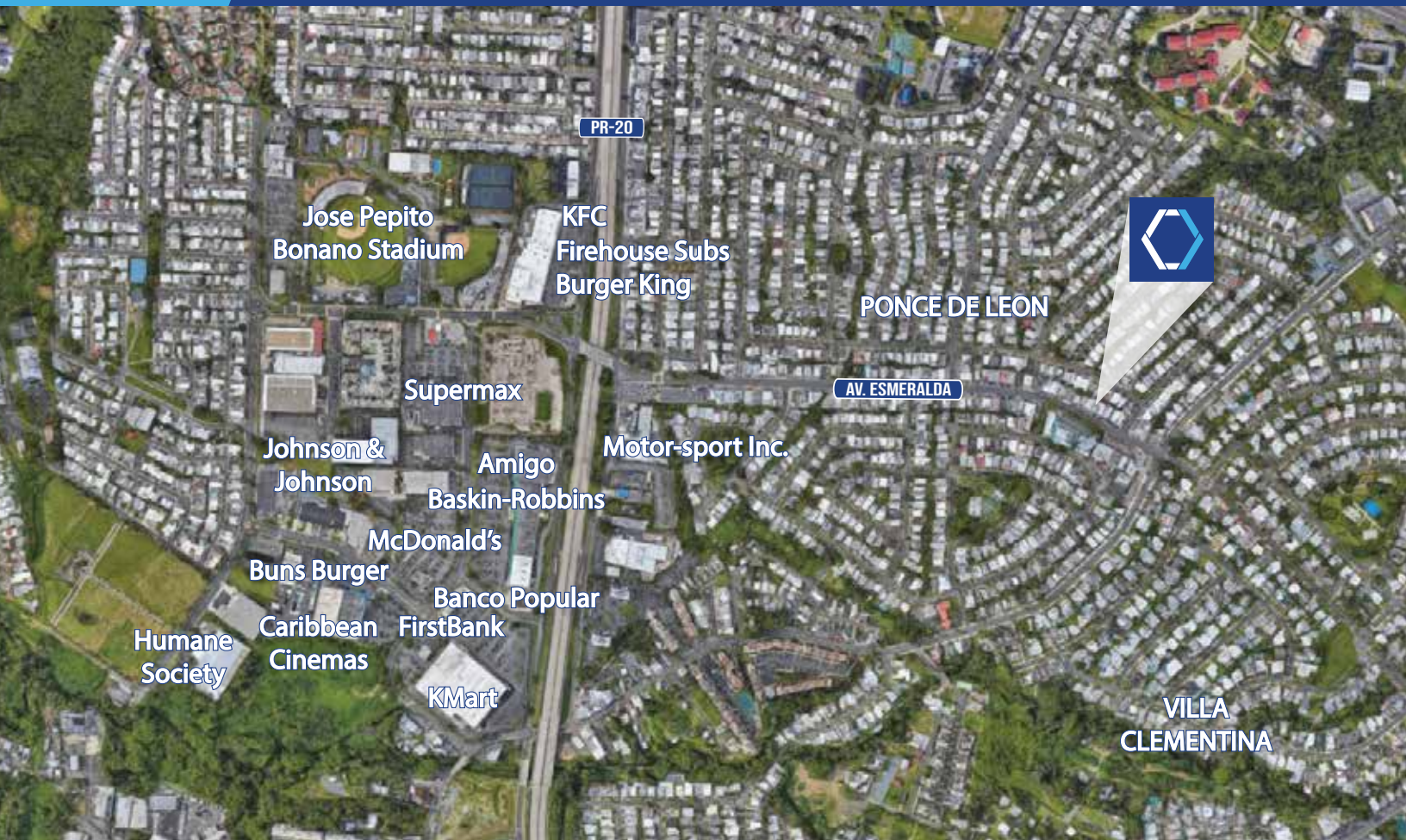
(C-I) Commercial Intermediate

### COORDINATES

18.37185426, -66.10119364

FOR MORE INFORMATION VISIT [WWW.CHRISTIANSENCOMMERCIAL.COM](http://WWW.CHRISTIANSENCOMMERCIAL.COM)

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