



# CHRISTIANSEN

COMMERCIAL REAL ESTATE

License 134



## GROUND FLOOR CONDO UNIT FOR SALE

857 PONCE DE LEON AVENUE, MIRAMAR SECTOR, SANTURGE, SAN JUAN, PUERTO RICO

### PROPERTY DETAILS

Located within the highly desirable and trendy Miramar Sector, this corner property has excellent exposure to passerby's using the highly trafficked Ponce de León Avenue. This ground floor condominium unit sits in the heart of Miramar, surrounded by a thriving community of commercial businesses and excellent access routes. The space works perfectly for an owner-user wishing to establish a professional practice or retail concern, as well as an investor seeking rental income from multiple tenants. The unit has 3 independent access doors, and the condominium building is supported by a power generator.

### PROPERTY TAX CODE

040-038-058-36-001

### BUILDING AREA

4,716.27 square feet

### ZONING

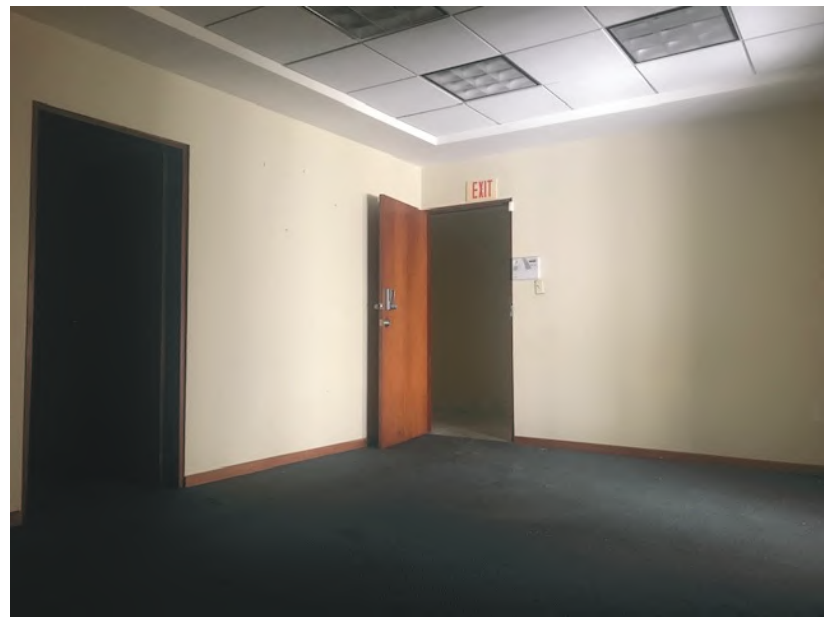
ZU-G3 (Commercial-Residential)

### COORDINATES

18.454890 N, -66.080974 W

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

# 857 PONCE DE LEON AVENUE, MIRAMAR SECTOR, SANTURCE, SAN JUAN



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