



# EXCELLENT RE-DEVELOPMENT OPPORTUNITY FOR SALE

**KM 3.3, PR-844, CUPEY BAJO WARD, SAN JUAN, PUERTO RICO**

## PROPERTY DETAILS

This mixed-use property comprises a 14-story tower with 44 residential apartment units pending completion, and an unfinished 18,300 SF commercial building with 2 office levels and supporting parking garage holding 149 stalls. It benefits from its excellent location within the Cupey Ward of San Juan, just steps from the Galería Pacífico Shopping Center and the highly transited State Road PR-199 (Las Cumbres Avenue). Don't miss this excellent re-development opportunity to deploy CDBG funds.

\* The proposed transaction refers to a note sale, with the note holder currently having firm and final judgement to their favor.

## SITE AREA

3,946.23 square meters

## BUILDING AREA

Residential Bldg.: 44 units (1,194 to 1,894 SF ea.)  
Commercial Bldg.: approx. 18,300 SF

## ZONING

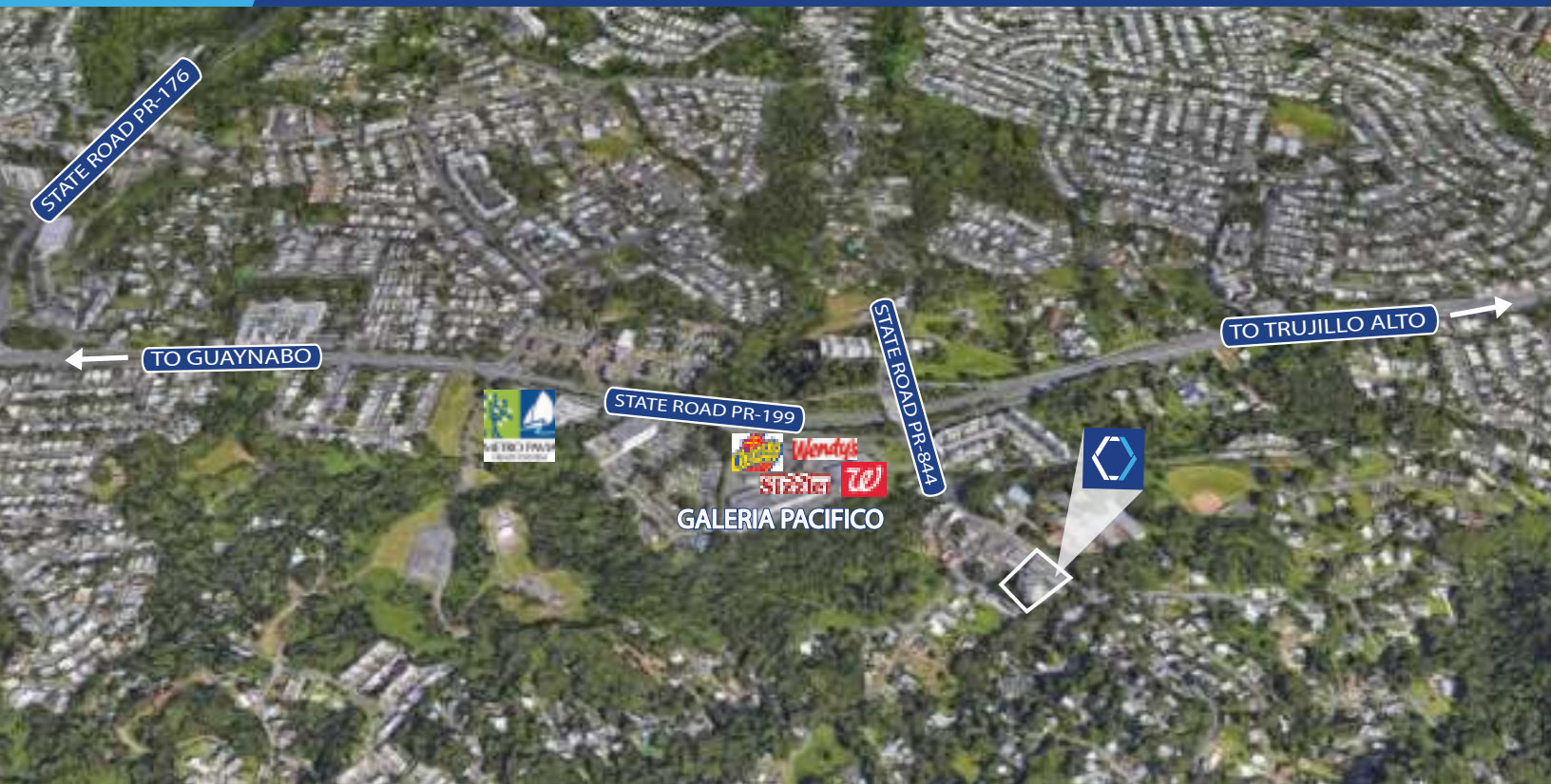
C-1 (commercial) and R-3 (residential)

## COORDINATES

18.354056 N, -66.039661 W



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