

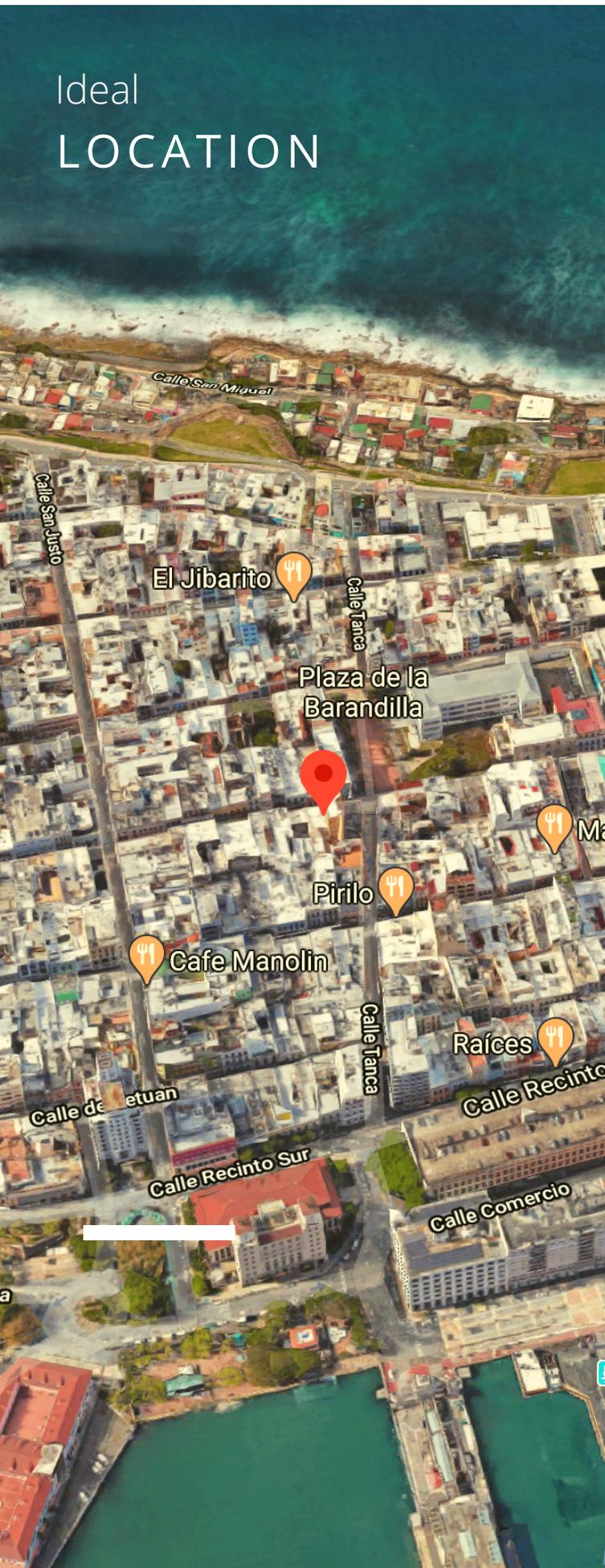


WOW REAL ESTATE  
P U E R T O R I C O

FOR SALE

262, 264, 266  
SAN FRANCISCO ST.  
OLD SAN JUAN

## Ideal LOCATION



FOR SALE - COMMERCIAL REAL ESTATE  
OPPORTUNITY

### 3 Side-by-side buildings at one of the most visited street in Old San Juan, PR

Take part in today's most evolving and gainful real estate market: Old San Juan Historic District, Puerto Rico. With its vibrant nightlife and bustling atmosphere, Old San Juan offers commercial opportunities like no other place in the Caribbean.

**These are not just buildings, these buildings are storytellers.**

**#264-262** - These 2 side-by-side interconnected buildings are 2-story each, with classic colonial architecture from the 1900's. First floor of each building is being used as commercial/retail space, while the second floors of these buildings are vacant, and still preserve much of the original architecture. With approximately 13,363 SQF the options to maximize the use of these spaces are endless.

**#266** - This is a 6-story renovated commercial / residential building with approximately 13,000 SQF. It is built of reinforced concrete with elevator system. First floor is being used for commercial/retail use while the other 5 floors have 1 loft-style apartment per floor. The rooftop presents a 360 breathtaking views from Old San Juan.



## Location

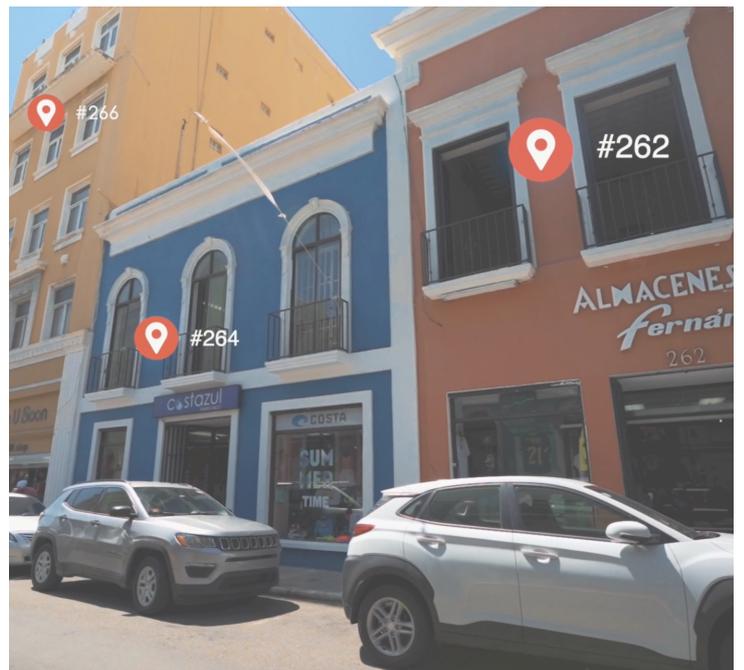
San Francisco Street is recognized as one of the main streets in Old San Juan. It presents the commercial and culinary route for thousands of visitors both locals and international tourists. The buildings are only a 5 minute walk from the cruise ship port and private parking lots. The stores that occupy these buildings are highly recognized for their ideal location.

One of the attractions of this location is that it is just steps away from the Plaza la Barandilla and the world-renowned Albizu University.

Just 11 minutes away by car is the newest and most comprehensive project in Puerto Rico and the Caribbean, San Juan District Live, the main and most modern entertainment center on the island. And also minutes away from Miramar's culinary district and the famous Loiza Street.

*"San Francisco Street is home to important historical and renowned places in Old San Juan, besides having an active commercial and culinary activity, which makes it the ideal location to invest."*

**GUANINA CINTRON, BROKER OWNER**  
- WOW REAL ESTATE PR



#262-264  
SAN FRANCISCO ST.  
SAN JUAN

#262-264 Calle San Francisco

# LISTING FACTS

Calle San Francisco	#262	#264
<b>Zoning</b>	Historic Zone	Historic Zone
<b>Permits</b>	C3	C3
<b>Total Sq. Ft.</b>	6,365.69	6,997.50
<b>1st Floor Sq. Ft.</b>	2,928	3,498.75
<b>2nd Floor Sq. Ft.</b>	2,928	3,498.75
<b>3rd Floor Sq. Ft.</b>	509.69	-
<b>Lot Sq. Meters</b>	260 SM	321.00 metros cuadrados
<b>Construction Date</b>	1900 Aprox.	1900 Aprox.
<b>Construction Materials</b>	Brick and cement/masonry	Brick and cement/masonry
<b>Buildings Interconnection</b>	Yes, with 264 building; connected by the first floor. In the second floor the interconnection is currently closed but it can be easily reopened.	Yes, with 262
<b>Stories</b>	2 floors plus an additional small structure at the ceiling/rooftop	2
<b>Roof Treatment</b>	Last on 8/19	Last on 8/19
<b>Improvements</b>	2010 - \$15,000 aprox. Big Project. New electric system: Three-phase electric power (Sistema trifásico). By: Rexach Electric	2016 - \$ 12,000 aprox. Air conditioners, walls in Gypsum Board for the workshop. A 20K gas power generator was set up.
	2017 - \$10,000 aprox. New Air conditioners, roof sealing, painting, general maintenance	
	2019 - New balconies based on Instituto de Cultura requirements	2019 - New balconies based on Instituto de Cultura requirements
<b>Other</b>	- Building is free of termites due to monthly fumigation (pest control) - 4 Security Camera System	- Building is free of termites due to monthly fumigation (pest control) - 10 Security Camera System
<b>Parking</b>	5 Parking Lots available close to building	5 Parking Lots available close to building
<b>Distance between cruise port and the building</b>	Walking distance - 5 minutes / 350 meters	Walking distance - 5 minutes / 350 meters
<b>Building Distribution</b>		
<b>1st Floor</b>	Commercial/Retail Space	Commercial/Retail Space
<b>2nd Floor</b>	Vacant space, currently used for storage of equipment and store materials	Vacant space, currently used for storage of equipment and store materials
<b>Bathrooms</b>		
<b>1st Floor</b>	1	1
<b>2nd Floor</b>	1	-
<b>Emergency entrances and exits</b>	1	1

#266 Calle San Francisco

# LISTING FACTS

Calle San Francisco	#266
Zoning	Historic Zone
Permits	C3
Total Sq. Ft. (Aprox.)	13,300 SQF
1st Floor Sq. Ft.	2,100 SQF each floor approx.
Ceiling Heights	13'-15' aprox.
Lot Sq. Meters	261 SM
Construction Date	1900 Aprox.
Construction Materials	Reinforced concrete
Stories	6 with Rooftop
Roof Treatment	Yes - Last on 8/19
Improvements	2010 - Apartments construction / Elevator
	2013 - New plumbing system / copper - Installation of Water Cistern
	New Fire Alarm Panel - Security Camera System
	2021- New water pressure booster pump
Parking	5 Parking Lots available close to building
Distance between cruise port and the building	Walking distance - 5 minutes / 350 meters
Building Distribution	
1st Floor	Commercial Space (Retail)
2nd Floor	2 Bedrooms / 1 Bath Loft-Style Apartments From 2nd floor to 6th floor. 1 apartment per floor.

#266

SAN FRANCISCO ST.

SAN JUAN

*Invest Today in Old San Juan  
Opportunity Zone*

## WHY PUERTO RICO?

The Puerto Rico Act 60 -2019 Incentive Code provides the following incentives to eligible business in which opportunity funds invest (Priority Projects):

- A fixed 18.5% income tax rate and 0% on eligible distributions to its owners
- A transferable investment credit of up to 25% of the amount invested on a Priority Project
- 25% exemption on real and personal property taxes (which may be increased to 75%)
- 25% municipal license and municipal construction tax exemption (which may be increased to 75%)
- 100% exemption from tax for interest income received from an eligible business on bonds, promissory notes or other obligations of an eligible business for the development, construction or rehabilitation of, or improvements to an eligible business;
- 15 years exemption period; flexible tax exemption is allowed
- An expedited permits process

Contact us

TODAY

### Sales Contacts:

Rodney Piñeiro, REALTOR®  
Lic. C-19374  
787-565-6288  
rodney@wowrealestatepr.com

Guanina Cintrón, REALTOR®  
Lic. C-19376  
787-642-3304  
guanina@wowrealestatepr.com