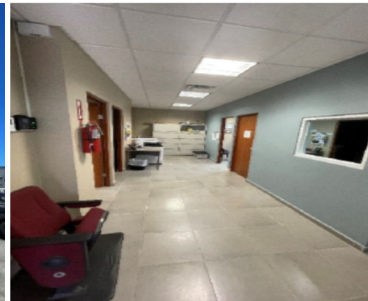




# Domenech Ave.



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**BINSWANGER**  
**PUERTO RICO**

# Domenech Plaza Bldg. San Juan

**Property:** Domenech Plaza 209-211 Domenech Ave. Eleanor Roosevelt Development, Hato Rey, San Juan PR  
**Description:** Domenech's Plaza is a mixed-use Commercial, retail and office space with an area total of 9,652 square feet approx., segregated among 3-story building levels on Lot-#211 on 550.23 square meters & Lot-#211 543.21 square meters  
 Lot-#211 the improved commercial business compress an area of 9,653 subdivided as follow:

Tax Code Numbers: 063-061-257-15-000

Distribution Area		
Level	Description	Leasable/Common Building Area Sq. Ft.
First Floor	Commercial	3,509
Common Areas	Stairway & easement	204
Second floor	Commercial	2,640
Common Areas	Stairs & Hallway	330
Third Floor	Commercial	2,640
Common Areas	Stairs & Hallway	330
<b>Gross Building Area</b>		<b>9,653</b>
<b>Common Areas</b>		<b>863</b>
<b>Leasable Area</b>		<b>8,790</b>

Lot-#209 it's a vacant parcel land for parking uses improved with paved area for approximately 15 stalls and a vehicular barrier arm gate on 543.21 square meters  
 Zoning: C-1 (Commercial) zoning district.  
 Price for Sale: \$1,200,000

The property falls under a Zone "X" non-floodable area as per Map FIRM 72000C-0370J, revised November 18, 2009.

