

## **Building for sale in Bella Vista, Bolívar Building, 1,500m2 of construction**

### **Descripción**



Location: Bella Vista, corner of Calle 52 (Ricardo Arango) and Avenida Federico Boyd

Zoning: RM3-C2

Land Area: 900 m<sup>2</sup>

Construction Area: 1,500 m<sup>2</sup>

#### **Property Features**

- Mixed-use residential and commercial building
- 8 apartments of 89 m<sup>2</sup> each with 1 bedroom
- 1 penthouse of 152 m<sup>2</sup> with 4 bedrooms and 3 bathrooms
- 4 commercial spaces on the ground floor
- Corner lot with excellent commercial exposure
- Strategic location in the city center
- Ideal for investors seeking immediate cash flow or potential for remodeling and appreciation

#### **Investment Potential**

- Projected monthly income: \$12,000
- Approximate operating expenses: \$2,000
- Estimated net income: \$10,000 per month
- RM3-C2 zoning, which allows Compatible with multi-family residential and commercial uses, increasing development potential and profitability.

#### **Area Amenities**

- Close to the Cinta Costera (Coastal Strip)
- Avenida Balboa
- Calle Uruguay
- Iglesia del Carmen Metro Station
- Banks
- Restaurants and Cafes
- Supermarkets
- Pharmacies
- Hotels
- Corporate Centers

- Hospitals and Private Clinics
- Easy access to Calle 50 and Vía España

Sale Price: \$1,500,000

Price per m<sup>2</sup> of land: \$1,666

Price per m<sup>2</sup> of construction: \$1,000

<b>ID de Propiedad</b>	<a href="#">EPANJ12.6.26.1</a>
<b>Área de Terreno</b>	900 mt <sup>2</sup>
<b>Área de Construcción</b>	1500 mt <sup>2</sup>
<b>Precio</b>	1,500,000.00
<b>Precio por Área</b>	1,000.00
<b>Cuartos</b>	12
<b>Baños</b>	15
<b>Estacionamientos</b>	10

## Ubicación



## Agente



### Jose Manuel Varela

[+50766150060 \(Llamar\)](tel:+50766150060)

[+50766150060 \(WhatsApp\)](tel:+50766150060)

[jose@imperial.com.pa](mailto:jose@imperial.com.pa)

+50766150060

+5073965060

**Fotos**





















