

## **Building for sale in El Dorado, 5,000m<sup>2</sup> of land**

### **Descripción**



Location: Corner of Tumba Muerto Avenue and La Amistad Street, El Dorado

Land area: 5,000 m<sup>2</sup>

Building area (retail and offices): 7,500 m<sup>2</sup>

Building area (common areas): 4,500 m<sup>2</sup>

Total construction area: 12,000 m<sup>2</sup>

Property features:

- Land use: RM3C2
- 4 floors
- 12 retail spaces
- 19 offices
- 31 bathrooms
- 160 parking spaces
- Possibility of adding 60 more spaces
- The building has four floors, but the structure was designed to accommodate two 15-story towers, which were never built. • Monthly income of \$38,000, with a 67% occupancy rate, meaning a potential income increase of over 30%.

Price per m<sup>2</sup>: \$3,000

Sale price: \$15,000,000

<b>ID de Propiedad</b>	<a href="#">EPANJ6.2.25.1</a>
<b>Área de Terreno</b>	5000 mt <sup>2</sup>
<b>Área de Construcción</b>	12000 mt <sup>2</sup>
<b>Precio</b>	15,000,000.00
<b>Precio por Área</b>	3,000.00
<b>Baños</b>	31
<b>Estacionamientos</b>	160+

## Ubicación



## Agente



### Jose Manuel Varela

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

[+50766150060 \(WhatsApp\)](whatsapp://send?text:+50766150060)

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

+50766150060

+5073965060

**Fotos**





















