

## Commercial premises for sale on Via España, 1,459 m2 of construction

### Descripción



Location: Between Belisario Porras Avenue and Via España, Panama City.

Construction area: 1,459 m<sup>2</sup>

Land area: 2,156 m<sup>2</sup>

Zoning: RM3C2

#### Property features:

- Currently leased for 10 years to an international food franchise
- Approximate annual return of 5%
- 650 m<sup>2</sup> commercial space
- Access and exit from two sides (Vía España and Avenida Belisario Porras)
- 1 bathroom with the option to expand to 3 bathrooms
- 12 parking spaces
- 3 independent apartments with bathroom, bedroom, kitchen, and laundry area
- 2 commercial kiosks
- Terrace
- Excellent commercial exposure in a high-traffic area for both vehicles and pedestrians
- Ideal for investors seeking immediate cash flow

#### Area amenities:

- Vía España within walking distance
- Avenida Belisario Porras with direct access to multiple areas
- Nearby Metro station
- Bus stops
- Banks
- Restaurants and well-known franchises
- Supermarkets
- Pharmacies
- Shopping centers
- Established offices and businesses
- High-density residential area

Sale price: \$3,800,000

Price per m<sup>2</sup> (land): \$1,762

<b>ID de Propiedad</b>	<a href="#">LPAN05.12.22</a>
<b>Área de Terreno</b>	2156 mt <sup>2</sup>
<b>Área de Construcción</b>	1459 mt <sup>2</sup>
<b>Precio</b>	3,800,000.00
<b>Precio por Área</b>	1,762.00
<b>Cuartos</b>	4
<b>Baños</b>	5
<b>Estacionamientos</b>	12

## Ubicación



## Agente



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**Fotos**















