

## Local rental on Ave. Balboa, Balboa Boutiques, 111m<sup>2</sup>

### Descripción



Location: Ave. Balboa, with Calle Anastasio Ruíz Noriega, Bella Vista

Footage: 111.44m<sup>2</sup>

Description of the premises:

- Top floor
- With remodeling and ready to operate
- Functional air conditioning
- 1 bathroom
- Shared parking spaces in the plaza
- Contract duration: 3 years
- 2 months grace period
- Annual Income Update: 5%
- Maintenance fee: \$4.00/m<sup>2</sup> (\$445.76)

Description of the square:

- With 126 newly painted private parking spaces with space for the disabled and pregnant women
- 24 hour security
- 24-hour video surveillance cameras
- Audio system for common areas (Live music can be played throughout the shopping center)
- Two escalators
- Two pedestrian stairs
- Two Elevators
- Power plant for common areas
- Fire alarm system
- Fire extinguishers for common areas
- An investment was made in the lighting of the entire shopping center to increase the visibility of the premises and encourage traffic

Rental price: \$3,442.00 (already includes maintenance + ITBMS)

<b>ID de Propiedad</b>	<a href="#">LPANZ12.7.24.1</a>
<b>Área de Terreno</b>	mt <sup>2</sup>
<b>Área de Construcción</b>	111 mt <sup>2</sup>
<b>Precio</b>	3,442.00
<b>Precio por Área</b>	0.00
<b>Baños</b>	1
<b>Estacionamientos</b>	compartido

## Ubicación



## Agente



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**Fotos**

















