

Premises for rent in Balboa Avenue, Balboa Boutiques, 318m2

Descripción



Location: Balboa Avenue, with Anastasio Ruiz Noriega Street, Bella Vista

Footage: 318.74m2

Description of the premises:

- Top floor
- With wide spaces
- Ideal for children's entertainment
- With exposure from the street
- 5.29 meters high
- Offers excellent natural light
- 2 large bathrooms
- Shared parking spaces in the plaza
- Contract duration: 3 years
- 2 months of grace
- Annual Income Update: 5%
- Maintenance fee: \$4.50/m² (\$1,434.33)

Description of the square:

- With 126 freshly painted private parking lots with space for the disabled and pregnant women
- 24 hour security
- 24 hour video surveillance cameras
- Audio system for common areas (There may be live music and sound 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: \$6,360.00 + \$445.20 (ITBMS) + \$1,434.33 (maintenance)

Total Price: \$8,240.00

ID de Propiedad	LPAN3.10.22
Área de Terreno	mt ²
Área de Construcción	318.74 mt ²
Precio	8,240.00
Precio por Área	26.00
Baños	2
Estacionamientos	compartido

Ubicación**Agente****Zuleyma Montenegro**[+50768184534 \(Llamar\)](#)[+50768184534 \(WhatsApp\)](#)info@imperial.com.pa

+50768184534

+50766150060

Fotos













