

## **Sale of Commercial Building in San Francisco, Vía Porrás, 1550m<sup>2</sup> of land**

### **Descripción**



Location: corner of Via Porrás and Ave. Andrés Mojica

Footage: 1550m<sup>2</sup> land

Property Features:

- Zoning: RM3.C2
- Set of three adjacent properties with monthly rental income of \$12,000:
- Farm 1: Three tenants with incomes of \$2,000, \$1,250 and \$1,500.
- Farm 2: A tenant with income of \$3,500.
- Farm 3: Two tenants with incomes of \$1,300 and \$1,300.
- Additional income per billboard: \$800/month.

Location benefits:

- Located at the intersection of Vía Porrás and Avenida Andrés Mojica, a strategic area with high vehicular and pedestrian traffic.
- Close to commercial, residential and office areas, which guarantees high rental demand.
- Excellent connectivity with the city's main roads and access to public transportation.

Profitability benefits:

- Generates constant income with a total monthly income of \$12,000.
- Diversification of tenants that minimizes vacancy risks.
- Opportunity to increase income with future developments or adjustments to lease agreements.

Opportunity for:

Investors interested in income-generating properties or developers seeking to maximize the use of a privileged piece of land with an excellent location.

Sale price: \$4,000,000

Price per m<sup>2</sup> (land): \$2,580.00

<b>ID de Propiedad</b>	<a href="#">EPANJ4.1.25.1</a>
<b>Área de Terreno</b>	1550 mt <sup>2</sup>
<b>Precio</b>	4,000,000.00
<b>Precio por Área</b>	2,580.00
<b>Estacionamientos</b>	20

## Ubicación



## Agente



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**Fotos**





























