

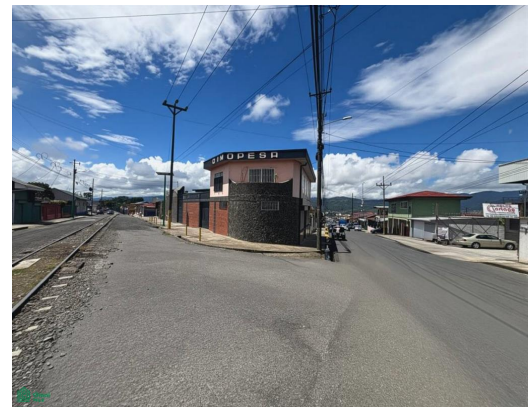
# Condo For Sale

📍 Cartago

# \$545,000

Reference: 1130191746

Property Type: Condo • Lot Size: 554 Square metres •



- Status: Available

## Property Description

Located in a strategic area with high commercial exposure, this corner property stands out for its excellent layout, spacious functional areas, and easy access—ideal for companies that require space for offices, customer service, logistics, or warehousing. ? Main Building Lot area: 339.34 m<sup>2</sup> Construction: First level: 177 m<sup>2</sup> Second level: 130 m<sup>2</sup> Private parking: 162.34 m<sup>2</sup> (capacity for 10 vehicles) Two access points: from both street and avenue. Layout: Restrooms on both levels Kitchen on the upper level Solid construction with non-flammable materials, reducing fire risks] ? Second Building Total area: 215.28 m<sup>2</sup> Front: 15.44 m | Depth: 15.50 m Divided into two areas, each with its own independent entrance and gate Mezzanine: 95 m<sup>2</sup> with two stair accesses (one adaptable for an elevator) Bathrooms: Two restroom blocks on the ground floor Provisions for two more on the upper floor Ceramic-tiled floors, ideal for low maintenance and high durability ? Facilities and Equipment Functional spaces: reception, offices, storage, service/food area Security: anti-theft design, windows with interior and exterior protection, security systems Access: 4 vehicle entrances, ideal for loading, unloading, and maneuvering ? Complete Infrastructure Electrical system Potable water and additional tank Sanitary and stormwater drainage Telephone, cable, and fiber optic internet Sidewalks in excellent condition, perimeter fences, and electric gate This property represents a unique opportunity to establish commercial, administrative, or logistics operations in a prime location with ready-to-use infrastructure.

"Information is deemed to be correct, but not guaranteed"

## Additional Information

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|-------------------------|---------------|---------------------|
| • Reference: 1130191746 | • For Sale    | • \$545,000         |
| • Available             | • Condo       | • 6 Bathrooms       |
| • Unfurnished           | • Stories : 2 | • Year Built : 2015 |