

Office Investment opportunity 9.5% ROI - Fully Leased Corporate Office - Sabana

\$800,000

Reference: 26639

📍 La Sabana, San Jose

Property Type: Office / Retail • Bedrooms: 2 • Lot Size: 195 sq m • Build Size: 2099 sq ft • Year of Construction 1995



- Status: Active/Published
- Cable Satellite Tv
- Close To Schools
- Commercial
- Handyman Special
- Internet
- Parking Spaces
- Central Air
- Close To Shops
- Elevator
- Heating
- Investment Opportunities
- Back Up Power
- City Properties
- Close To Transport
- Furnished Fully
- Income Producing
- Long Term Rental

Property Description

Office Investment opportunity 9.5% ROI - Fully Leased Corporate Office - Sabana Exceptional investment opportunity in a fully leased corporate office located in one of San José's most established business districts. This premium office space offers 195 m² of modern corporate design with top-end office furnishings, porcelain flooring, central air conditioning, and 8 private parking spaces. The property is currently occupied by a long-term corporate tenant with approximately 10 years of tenancy, who recently signed a new 3-year lease agreement, providing immediate and stable cash flow for the new owner. Investment Highlights* Asking Price: \$800,000 USD* Net Rental Income: \$6,300/month* Gross Rental Income: Approx. \$7,500/month* Tenant covers maintenance fees* Estimated ROI: 9.5%* Strong and stable long-term tenant* Turnkey investment opportunity* Excellent corporate location with easy access and premium infrastructure An ideal opportunity for investors seeking a secure asset with strong returns and consistent income.

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