

Commercial For Sale

San Jose

\$220,000

Reference: 1173688305

Property Type: Commercial • Lot Size: 119 Square metres •



- Status: Available

Property Description

Excellent Investment Opportunity ? Leased office with immediate cash flow ? Approximate gross annual return: 8.7% ? Long-term, stable tenant ? 84 m² office + 2 parking spaces + 2 storage units ? Asking Price: US\$220,000 This is an outstanding opportunity to acquire an income-producing office space located in one of San José's most recognized mixed-use developments. Situated on the 4th floor, the property enjoys pleasant views over Paseo Colón and is currently occupied by a well-established tenant with a proven track record of occupancy since 2014. Property Features * 84 m² (904 sq. ft.) of office space * 2 exclusive parking spaces * 2 private storage units (3 m² each) * Located on the 4th floor * Views overlooking Paseo Colón * 24/7 security and controlled access * 2 elevators Building Amenities * Elegant lobby with concierge and package handling service * Meeting room * Coffee station * Visitor parking * Fully equipped gym * Swimming pool * BBQ ranch areas * Walking trail * Massage room * Event room The office is being offered with an active lease agreement, generating a monthly rental income of US\$1,600 representing an approximate 8.

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

Additional Information

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|-------------------------|---------------|-----------------|
| • Reference: 1173688305 | • For Sale | • \$220,000 |
| • Available | • Commercial | • 0.5 Bathrooms |
| • Parking Spaces : 2 | • Unfurnished | • Stories : 1 |
| • Year Built : 2014 | | |