

# \$169,000 - 414 Muñoz Rivera Condominio Muñoz Rivera S

MLS® #PR9112565

**\$169,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, SAN JUAN, PR

Under contract-accepting backup offers.  
Unique Investment Opportunity in the Heart of Hato Rey! Two (2) commercial offices are for sale in the dynamic area of Hato Rey, one of the most sought-after and fastest-growing locations in San Juan, Puerto Rico. These offices are located in a modern eleven (11)-story building and are situated on the third (3rd) floor, offering a breathtaking 360-degree panoramic view, primarily to the south, with impressive urban vistas and an inspiring, productive environment. These offices are perfect for entrepreneurs, law firms, medical offices, or any business looking to establish a presence in a strategic location. The space accommodates more than 10 office cubicles, spacious conference rooms, a kitchen, and restrooms distributed across the floors, designed to meet various business needs. Each office includes one (1) exclusive parking space, ensuring convenience and security. The property is ideally located just steps away from the San Juan Court of First Instance, the Department of Labor, and the renowned Golden Mile, placing you at the center of the city's commercial and financial activity. This prime area offers quick access to major avenues, services, and businesses, ensuring high demand for your office space. With C-2 zoning, you will have the flexibility to provide a variety of services and commercial activities, maximizing your investment potential. Additionally, operating costs are highly affordable, with semi-annual CRIM property



taxes of only \$1,182.78 and \$1,268.01 respectively, and a monthly HOA fee of just \$200 each office, which includes water utilities.

Important Notes: The offices are sold as a bundle (Office 3A and Office 3B), with a total office space of 2,695 sq. ft., comprising the entire third (3rd) floor. Individual office sales are not available. The HOA maintenance fee is \$200 each office, covering water utilities. Hato Rey, especially the Golden Mile, is recognized as San Juan's financial district, home to numerous banking and commercial institutions. Don't miss this incredible opportunity to expand your business in this commercial and highly accessible area! Contact us today for more details and to schedule a viewing!

Built in 1973

**Essential Information**

MLS® #	PR9112565
Price	\$169,000
Bathrooms	0.00
Acres	0.00
Year Built	1973
Type	Commercial Sale
Sub-Type	Business
Status	Pending

**Community Information**

Address	414 MuÑoz Rivera Condominio Muñoz Rivera S
Area	San Juan
Subdivision	N/A
City	SAN JUAN
County	San Juan
State	PR
Zip Code	00918

**Amenities**

Parking	Parking Spaces - 1 to 5, Other, Secured, Basement, Underground
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## Interior

Heating	None
Cooling	Central Air, Other
# of Stories	11

## Exterior

Lot Description	Central Business District, Other, Sidewalk, Street Lights, Paved
Roof	Cement, Concrete
Foundation	Block, Concrete Perimeter, Other

## Additional Information

Days on Market	54
Zoning	C2

Listing Information Courtesy of Kassandra Viera

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