

# FOR SALE

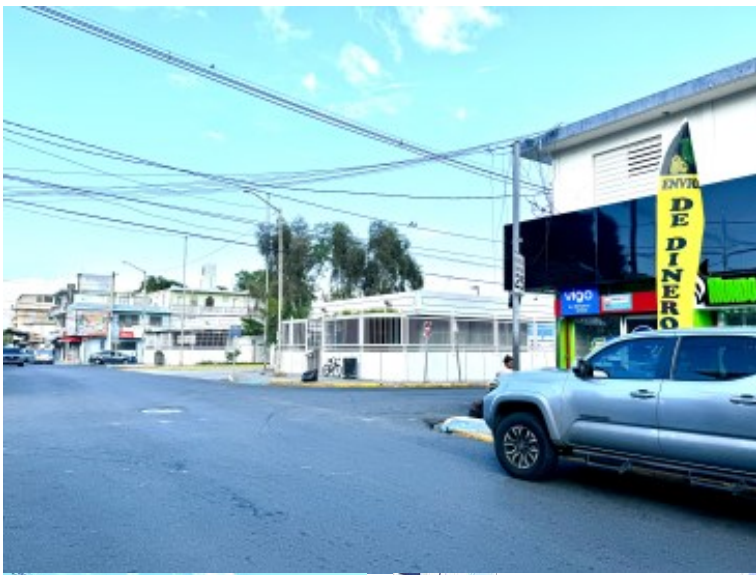
\$ 2,000,000.00 USD

Puerto Rico - San Juan

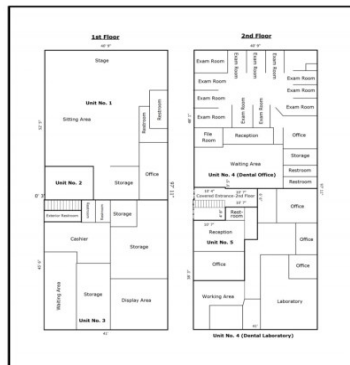
Rio Piedras

Listing ID: 000042212008

Dental practice and dental lab with 2 buildings, divided in additional 5 commercial spaces, all rented and providing a steady income. The dental clinic has been established for several decades. The rented units include a barbershop, a religious group, an international money transfer franchise, and a cellular phone store / Vape Shop. Lot size: 376 Sq Mt. Structure: 7,813 Sq ft. Great location in the community of Rio Piedras Town core, actually under economic transformation. Close to Puerto Rico University, Rio Piedras market place, Rio Piedras Town Square, Urban Train and Bus stops. Public parking lots nearby. Zoning CT-2 (Commercial Touristic, Semi-high intensity) REMEMBER... Rio Piedras Town Core is an Opportunity Zone under revitalization plans by the Municipal Government with a myriad of incentives... Prices are at their lowest, but on the rise, INVEST NOW!!



SKETCH



SKETCH CALCULATIONS

		Calculation Details
Living Area	2811.37 Sq. ft.	
2nd Floor		42 + 38.22 + 288.75
		46.76 + 40.88 + 288.75
		11.58 + 20.03 + 238.74
		33.98 + 1.62 + 4.64
		33.98 + 4.67 + 49.29
1st Floor	4031.48 Sq. ft.	42 + 49.5 + 288.75
		52.42 + 40.75 + 233.84
Total Living Area (Residential)	7842.85 Sq. ft.	
Non Living Area		
Unit No. 9 (Central Laboratory)	1442.87 Sq. ft.	27.88 + 28.42 + 288.89
		28.82 + 27.82 + 305.38
		33.3 + 24.48 + 758.82
Garage	412.22 Sq. ft.	3.67 + 22.22 + 46.23
Exterior Restaurant	40.32 Sq. ft.	4 + 22.22 + 46.23
Unit No. 5	438.33 Sq. ft.	33.82 + 24.42 + 242.89
		12.42 + 10.88 + 122.62
		6.75 + 18.58 + 71.44
Ground Entrance 2nd Floor	186.1 Sq. ft.	6.5 + 18.58 + 48.75
		12.58 + 10.22 + 122.89
		7.23 + 0.22 + 1.85
Unit No. 4 (Central Office)	1872.87 Sq. ft.	46.76 + 40.88 + 288.84
		5.42 + 26.42 + 12.87
Unit No. 3	1776.94 Sq. ft.	42 + 27.82 + 233.17
		7.67 + 2.87 + 235.74
Unit No. 2	188.08 Sq. ft.	11.75 + 30.58 + 188.78
Unit No. 1	1247.76 ft.	46.76 + 40.47 + 187.12
		29.67 + 11.75 + 289.63

SEE PROPERTY ON GOOGLE MAPS



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## RE/MAX ZONE

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Each office is independently owned and operated