

FOR SALE

\$ 527,565.00 USD

Guatemala - Guatemala

Villa Canales

Listing ID: 003074620002

Type 2 Warehouse | The Ideal Space to Grow Your Business Located in San Miguel Petapa, the Type 2 Warehouse is designed for companies looking to optimize their operations in a strategic location while projecting a professional image. With a total construction area of 513.75 m², this property offers 420 m² of warehouse space and an 84 m² mezzanine, ideal for offices, additional storage, or operational areas. Features Total construction area: 513.75 m² Warehouse area: 420 m² Mezzanine: 84 m² Frontage: 15 m Depth: 28 m Clear height: 8 m Maximum height: 9.15 m 4 private parking spaces 2 restrooms Staircase module Utility sink Its generous ceiling height allows for more efficient storage and increased operational capacity, while its flexible layout easily adapts to a wide range of business needs, including logistics, distribution, warehousing, and light manufacturing. Prices starting from: USD \$437,328.94, plus legal fees. Please note that all real estate transactions are quoted and payable in Guatemalan Quetzales. The official starting price is GTQ 3,970,000.00 (taxe



SEE PROPERTY ON GOOGLE MAPS



ASHLY ORDOÑEZ

Sales Agent

502 31017356

Ashly.ordven@gmail.com

<https://www.remax-centralamerica.com/show-agents-in-guatemala/re-max-hello>



RE/MAX HELLO

Edificio Torino 1 zona 10 Oficina 808 nivel 8, Ciudad de Guatemala, Guatemala 01010

Each office is independently owned and operated