

FOR SALE

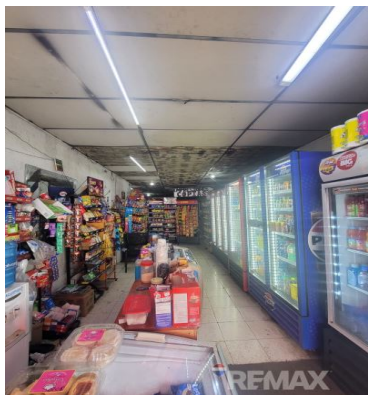
\$ 390,000.00 USD

El Salvador - San Salvador

San Salvador

Listing ID: 003093475011

BUILDING FOR SALE – NEW ROSALES HOSPITAL & UTEC AREA Investment opportunity located on Primera Calle Poniente, in a strategic area with strong university, medical, and commercial activity, just a short distance from UTEC and the new Rosales Hospital. Land Area: 619 m² | 886.05 v² | Approx. 6,664 ft² Building Area: 772 m² on two levels Designed by renowned architect Ernesto H. de Sola, the property features: First Level:• 3 commercial units, each with a private restroom• Basement • Patio Second Level:• 2 apartments with independent access Apartment 1:• Living and dining area• Kitchen• Balcony• 1 bedroom• 1 full bathroom• Service area Apartment 2:• Living and dining area• Kitchen• Balcony• 2 bedrooms• 1 full bathroom• Service area Currently, 4 of the 5 units are leased, providing immediate rental income from the time of acquisition and representing an excellent opportunity for investors seeking to maximize returns in an area driven by university, medical, and commercial activity. Thanks to its



SEE PROPERTY ON GOOGLE MAPS



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