

# FOR SALE

\$ 850,000.00 USD

Costa Rica - San José

Santa Ana

Listing ID: 400312928060

Offered at \$850,000, this three-level commercial property offers a combination of warehouse, commercial, residential, and investment potential in one of Costa Rica's most desirable business corridors. Property Features:• Total construction: 549 m<sup>2</sup>• Three levels• Ground floor warehouse: 319 m<sup>2</sup>, ceiling height 6.5–7 meters, direct truck access• Second level commercial mezzanine: 170 m<sup>2</sup>• Third level: independent apartment (bedroom, kitchen, bathroom)• New roof installed in 2024• Immediate possession at closing Financial Highlights:• Existing billboard lease: approx. \$565/month• Projected cap rate: 10.3% (conservative scenario, \$8,000/mo gross rent)• Price per m<sup>2</sup>: \$1,548 (market comps in Lindora: \$2,300–\$3,500/m<sup>2</sup>) Target Profile:• Owner-users: logistics, showroom, training center, clinic, distribution, light industrial, mixed-use operations• Investors seeking mixed-use income assets in the GAM Location: Lindora, Santa Ana — excellent access to Route 27 and surrounding commercial services.



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