



**\$4,495,000**

## **255 RECINTO SUR, SAN JUAN, PR, US, 00901**

<https://pomahome.com>

Presenting a unique opportunity, this charming completely renovated commercial building encompasses approximately 8,379 square feet spread across two main floors and a smaller third level. The property boasts direct access to the roof, creating the potential for a breathtaking rooftop terrace with stunning views of the vibrant San Juan area, along with glimpses of the [...]

- 6 camas
- 2 baños
- Residential
- Single Family Residence



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### **Lo esencial**



**Tipo:** Residential

**Ciudad:** SAN JUAN

**Categoría:** Single Family Residence

**Baños :** 2 baños

**Crear tour virtual automático (Sí o No):** true

**ID MLS:** 749090958

**Total de baños (entero):** 5

**Fuente del área del edificio:** Owner

**Unidades del área del edificio:** Square Feet

**Comentarios públicos del agente:** Presenting a unique opportunity, this charming completely renovated commercial building encompasses approximately 8,379 square feet spread across two main floors and a smaller third level. The property boasts direct access to the roof, creating the potential for a breathtaking rooftop terrace with stunning views of the vibrant San Juan area, along with glimpses of the San Juan Bay. Situated just steps away from two major parking structures in Old San Juan, this building ensures excellent parking accessibility for both tenants and visitors. Its strategic location provides significant exposure in one of the oldest cities in the Western Hemisphere, enhancing visibility and foot traffic. Ideally located near the San Juan Bah a Urbana Park, the property is surrounded by a rich tapestry of residential, retail, commercial, and tourism establishments, including government offices, residential condominiums, cruise ship docks, restaurants, banks, hotels, and other vital services. Additionally, it is directly across the street from the US Bankruptcy Court, one of the most emblematic buildings in Old San Juan, further elevating its appeal. Whether envisioned as an office space, mixed-use building, or transformed into residential condominiums, a boutique hotel, or multifamily housing, the future owner of this asset will benefit from its prime location, strong demographics, and solid structural integrity  all contributing to significant potential for growth and development. Summary: Commercial Building in Recinto Sur Street      FOR SALE Location: 255 Recinto Sur, San Juan, PR Building Area: Approx. 8,379 Square Feet Zoning: CT-3 (Touristic Commercial) Seller Financing: Subject to negotiation

**Fecha de cambio de estado del contrato:** 2025-02-27

**Refrigeraci n (S  o No):** true

**Pa s:** US

**D as acumulativos en el mercado:** 329

**Fuente de listado:** MATRIX

**Subtipo de propiedad:** Single Family Residence

**Direcciones:** Get on Expreso Rom n Baldorioty de Castro/PR-26 from Marginal Aeropuerto; Merge onto Expreso Rom n Baldorioty de Castro/PR-26; Follow Av. Manuel Fern ndez Juncos and Calle Marina/PR-1 N to C. Recinto Sur in San Francisco.

**Fecha Agregada :** Agregado hace 1 a o

**Dormitorios:** 6 camas

**Medios ba os:** 3 medios ba os

**Clave del sistema fuente:** 749090958

**Total de ba os (decimal):** 3.5

**Marca de tiempo de modificaci n del puente:** 2026-01-22T16:21:09.581Z

** rea total del edificio:** 8379

**Contacto preferido de la oficina de listado:** 787-420-1186

**Precio de lista calculado por pies cuadrados calculados:** 536.46

**Refrigeraci n:** Central Air

**Coordenadas:** -66.11505, 18.46409

**Condado o parroquia:** San Juan

**D as en el mercado:** 329

**Tipo de propiedad:** Residential

