



\$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



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 12 meses

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

