



\$385,000

3 ROUTE, PATILLAS, PR, US, 00723

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One or more photo(s) has been virtually staged. BO Guardarraya, Patillas, Puerto Rico | Beachfront Mixed-Use Investment Property
This is an exceptional opportunity to own a beachfront property in one of the fastest-growing and most attractive coastal destinations in Puerto Rico and the Caribbean. Located directly on historic Route 3 in the Guardarraya area of [...]

- 0 camas
- 1 baño
- Residential
- Single Family Residence



Lo esencial



Tipo: Residential

Ciudad: PATILLAS

Categoría: Single Family Residence

Baños : 1 baño

Crear tour virtual automático (Sí o No): false

ID MLS: 780256278

Total de baños (entero): 2

Fuente del área del edificio: Owner

Unidades del área del edificio: Square Feet

Comentarios públicos del agente: BO Guardarraya, Patillas, Puerto Rico | Beachfront Mixed-Use Investment Property This is an exceptional opportunity to own a beachfront property in one of the fastest-growing and most attractive coastal destinations in Puerto Rico and the Caribbean. Located directly on historic Route 3 in the Guardarraya area of Patillas, this property offers high visibility, constant traffic, and a prime position along one of the island's most well-known tourist and dining corridors. Patillas is widely recognized for its beautiful beaches, natural attractions, and strong tourism appeal. Nearby attractions include Guardarraya Beach, known for its scenic coastline and relaxed atmosphere; Inches Beach, a favorite destination for surfers and water sports enthusiasts; Charco Azul, a popular natural waterfall and swimming hole; Lake Patillas, a major ecotourism and recreational destination for boating, fishing, and hiking; and the Patillas Boardwalk, which hosts festivals, local events, and cultural activities throughout the year. Route 3 is also famous for its high concentration of tourist-oriented restaurants, many led by well-known chefs, making the area a consistent draw for both locals and visitors. Puerto Rico welcomes over 5.1 million visitors annually, and Patillas benefits directly from this steady flow of tourism due to its coastal location, natural attractions, and accessibility. This mixed-use zoned property has previously been used as both a residence and a business, providing exceptional flexibility for investors, developers, and business owners. It is ideal for an Airbnb or short-term rental, vacation rental, long-term rental, restaurant, beach bar, café, retail space, or a combination of residential and commercial use. A major advantage of this property is its ample parking, extending to the adjacent parcel, a rare and valuable feature for commercial properties along Route 3. Even more compelling is the direct beach access, a premium amenity that consistently attracts tourists seeking Caribbean Sea views and walk-to-the-beach convenience. The interior currently features an open-concept layout, allowing buyers to design and customize the space to fit their business vision. Existing improvements include a kitchen area with plumbing and two bathrooms, helping reduce build-out costs and shorten the time to income. Beachfront mixed-use properties with direct beach access, high traffic exposure, and on-site parking in Patillas are extremely limited and in high demand. This is a unique chance to secure a high-performing investment property in one of Puerto Rico's most desirable coastal markets. Call us today to schedule a private showing and secure this opportunity before it's gone.

Fecha de cambio de estado del contrato: 2026-01-31

Refrigeración (Sí o No): false

País: US

Días acumulativos en el mercado: 148

Fuente de listado: MATRIX

Subtipo de propiedad: Single Family Residence

Direcciones: Driving Directions to Guardarraya, Patillas, Puerto Rico From San Juan: Take PR-26 or PR-52 South toward Caguas. Continue on PR-52 to the Salinas/Guayama exit, then merge onto PR-3 East toward Patillas. Drive along PR-3 until you reach the Guardarraya area in Patillas. Follow local signage to the beachfront zone. Estimated travel time is about 1 hour to 1 hour 15 minutes, depending on traffic. From Aguadilla: Take PR-2 East toward Mayagüez and continue toward the central/southern region of the island. Connect to PR-52 South toward Salinas/Guayama. From PR-52, exit onto PR-3 East toward Patillas and continue to Guardarraya. Estimated travel time is approximately 2 to 2.5 hours, depending on traffic. For best results, use GPS navigation (Google Maps or Waze) for real-time directions and traffic updates.

Fecha Agregada : Agregado hace 4 meses

Dormitorios: 0 camas

Medios baños: 1 Medio baño

Clave del sistema fuente: 780256278

Total de baños (decimal): 1.5

Marca de tiempo de modificación del puente: 2026-02-16T20:57:11.216Z

Área total del edificio: 2310.5

Contacto preferido de la oficina de listado: 939-272-4376

Precio de lista calculado por pies cuadrados calculados: 166.63

Refrigeración: None

Coordenadas: -65.942697, 17.97309

Condado o parroquia: Patillas

Días en el mercado: 16

Tipo de propiedad: Residential

