



363 CALLE ANTONIO G. MELLADO, VIEQUES, PR, US, 00765

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An exceptional opportunity to own a well-established, income-generating guesthouse with a high-visibility storefront in the vibrant center of Isabel II, Vieques. Perfectly positioned near the ferry terminal and within a 1-8 walk of a number of restaurants, shops, Sea Glass Beach, and town amenities, Casa San Juan offers both immediate cash flow and exciting expansion [...]

\$1,199,000

- 13 camas
- 8 baños
- Residential
- Condo - Hotel



Lo esencial



Tipo: Residential

Ciudad: VIEQUES

Categoría: Condo - Hotel

Baños : 8 baños

Crear tour virtual automático (Sí o No): true

ID MLS: 780234827

Total de baños (entero): 9

Fuente del área del edificio: Owner

Unidades del área del edificio: Square Feet

Comentarios públicos del agente: An exceptional opportunity to own a well-established, income-generating guesthouse with a high-visibility storefront in the vibrant center of Isabel II, Vieques. Perfectly positioned near the ferry terminal and within a 1-8 walk of a number of restaurants, shops, Sea Glass Beach, and town amenities, Casa San Juan offers both immediate cash flow and exciting expansion potential. The property features two separate buildings thoughtfully arranged to serve both hospitality and commercial uses. Building One fronts the street and includes a street-level storefront with its own bathroom, currently operating as a gift shop. With excellent foot traffic and visibility, this space could easily be reimagined as a café or restaurant. Below, a basement level provides ample storage. Above the storefront is a generously sized apartment showcasing traditional Puerto Rican architectural details, including decorative rejas (ironwork), ceramic motif tiles, and a welcoming balcony overlooking the town activity. This upper-level apartment offers incredible flexibility—it may continue as guest accommodations or be transformed into a beautiful private owner's residence. With a spacious living area, 5 bedrooms, 4 bathrooms, and a full kitchen, the layout allows for creative redesign, such as creating a luxurious primary suite, expanding living spaces, or enhancing finishes while preserving its authentic Puerto Rican character. Its elevated position provides privacy while remaining connected to the energy of Isabel II below, making it ideal for a live-work lifestyle. Building Two consists of four self-contained apartments, each offering 2 bedrooms, 1 bathroom, and a private kitchen and living area, making them ideal for short-term or long-term rentals. These units are well-suited for vacation guests seeking comfort and independence in a central, walkable location. The property also includes two distinct patio areas, a rare feature in the town center. These outdoor spaces offer outstanding potential—the rear patio provides room for a pool, enhancing guest appeal, while the patio between the two structures could be developed as an outdoor dining area for a restaurant, a bar/lounge concept, or simply a relaxed gathering and lounging space for guests. With its excellent monthly income, prime central location, exceptional outdoor space, and rare mixed-use versatility, this property stands out as a premier investment in Vieques. Whether envisioned as a boutique guesthouse, a destination restaurant with accommodations, or a live-work hospitality retreat with a private residence, this offering combines location, charm, and versatility in one of the island's most sought-after areas.

Fecha de cambio de estado del contrato: 2026-01-25

Refrigeración (Sí o No): true

País: US

Días acumulativos en el mercado: 1

Fuente de listado: RETSUupdate

Subtipo de propiedad: Condo - Hotel

Direcciones: From Calle Muñoz Rivera, turn right onto Calle Antonio G. Mellado. Building will be the fourth on the left (after La Viequense).

Fecha Agregada : Agregado hace 3 meses

Dormitorios: 13 camas

Medios baños: 1 Medio baño

Clave del sistema fuente: 780234827

Total de baños (decimal): 8.5

Marca de tiempo de modificación del puente: 2026-01-26T09:06:16.365Z

Área total del edificio: 5000

Contacto preferido de la oficina de listado: 646-705-3549

Precio de lista calculado por pies cuadrados calculados: 239.8

Refrigeración: Mini-Split Unit(s)

Coordenadas: -65.44106555, 18.14765028

Condado o parroquia: Vieques

Días en el mercado: 1

Tipo de propiedad: Residential

