



**\$2,200,000**

- Commercial Sale
- Mixed Use

## **42-A LAS NERIEDAS AVENUE, CATANO, PR, US, 00962**

<https://pomahome.com>

Three-Story Mixed-Use Commercial Building on a double-corner lot with access to three streets: Avenida Las Nereidas, Calle Barbosa, and Calle Santa Rosa in the town of the Municipality of Cataño. The building has 5,118 square feet of construction on a corner lot of 421.758 square meters. The FIRST LEVEL is divided into two (2) commercial [...]

---

### **Lo esencial**



**Tipo:** Commercial Sale

**Ciudad:** CATANO

**Categoría:** Mixed Use

**Clave del sistema fuente:**  
778711620

**Marca de tiempo de  
modificación del puente:**  
2026-01-10T10:23:37.841Z

**Área total del edificio:** 5118

**Contacto preferido de la oficina  
de listado:** 787-367-0659

**Precio de lista calculado por  
pies cuadrados calculados:**  
429.86

**Refrigeración:** Mini-Split Unit(s)

**Coordenadas:** -66.117401,  
18.442209

**Condado o parroquia:** Cataño

**Días en el mercado:** 1

**Tipo de propiedad:** Commercial  
Sale

**Direcciones:** Get on Autop. JosÃ© de Diego/PR-22 W 4 min (1.7 km)  
Head toward Calle Juan Kalaf 26 m Turn right 110 m Turn left 270 m  
Turn right toward Calle Juan Kalaf 56 m Turn right onto Calle Juan Kalaf  
240 m Turn left onto the ramp to Autop. JosÃ© de Diego/PR-22 W 100  
m Take the PR-22 O ramp to Bayamón 950 m Continue on Autop.  
JosÃ© de Diego/PR-22 W to Pueblo Viejo, Guaynabo, Puerto Rico,  
Guaynabo. Exit from Av. El Caño/PR-165/PR-24 4 min (4.6 km) Take  
PR-24 to Av. Las Nereidas/PR-888 in Cataño Pueblo, Cataño

**Fecha Agregada :** Agregado hace 2 semanas

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

**ID MLS:** 778711620

**Fuente del área del edificio:** Appraiser

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

**Comentarios públicos del agente:** Three-Story Mixed-Use  
Commercial Building on a double-corner lot with access to three  
streets: Avenida Las Nereidas, Calle Barbosa, and Calle Santa Rosa in  
the town of the Municipality of Cataño. The building has 5,118  
square feet of construction on a corner lot of 421.758 square meters.  
The FIRST LEVEL is divided into two (2) commercial units with a total  
gross construction area of 3,240 square feet. The larger unit is a  
restaurant specializing in the sale of barbecue chicken with an  
approximate area of 2,358 square feet. It includes a dining area,  
kitchen, three (3) half bathrooms, a walk-in freezer, and an office. The  
SECOND LEVEL, accessible from Calle Barbosa, consists of a  
residential unit with an area of 925 square feet, including a living  
room, dining area, kitchen, two bedrooms, and one bathroom. This  
residence has a closed balcony area of 353 square feet. On this  
second level includes an exterior half bathroom and a laundry area,  
both located under the staircase that provides access to the third level  
of the property. The second level features a spacious open terrace  
area. The THIRD LEVEL leads to an open balcony area that connects  
with a covered balcony of 321 square feet. This residential unit has  
953 square feet, living/dining room, kitchen, three bedrooms, and one  
bathroom. This three-story property, on a corner lot, has access to  
Avenida Las Nereidas, Miguel Santiago Ocasio Convention Center,  
Cataño to San Juan ferry, the Cataño Boardwalk 'Bahia Viva,' the  
Government Center 'La Alcaldía,' and other public and private  
buildings. Beautiful view of San Juan Bay. Prime location. Easy access  
to main roads PR-165, PR-22. Sale price is 2,200,000.00 (Offers  
considered) Financial pre-approval or proof of funds required.

**Fecha de cambio de estado del contrato:** 2026-01-09

**Refrigeración (Sí o No):** true

**País:** US

**Días acumulativos en el mercado:** 1

**Fuente de listado:** RETSUpdate

**Subtipo de propiedad:** Mixed Use

