



\$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 3 meses

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

