



\$440,000

- Commercial Sale
- Hotel/Motel

9181 MARINA, PONCE, PR, US, 00730

<https://pomahome.com>

Historic Mixed-Use Building with Pool | Ponce, PR Price: \$440,000 | Seller Financing Available | Cash or Owner Financing Only Prime redevelopment opportunity in the historic downtown of Ponce, steps from Plaza Las Delicias and Casa de Bombas. Built in 1897, this Spanish Colonial style property offers exceptional potential for a boutique hotel, guesthouse, hospitality project, [...]



Lo esencial



Tipo: Commercial Sale

Direcciones: Directions (Approx. 1â€²2 minutes, ~200 meters) From Plaza Las Delicias, face Calle Marinaâ€²it's one of the streets radiating off the plaza's east side. Drive south on Calle Marina (one-way) for about 1 block (just past Calle Luna). 33 Calle Marina will be on your right-hand side, just a few steps from the plaza and the historic Casino de Ponce. Map Overview Start: Plaza Las Delicias (central plaza) Head: South on Calle Marina Distance: ~200?m / ~650?ft Landmarks: Casino de Ponce at Marina & Luna Arrive: 33 Calle Marina, just past the Casino ips Calle Marina is a one-way street heading south from the plaza. The Antiguo Casino de Ponce is a great visual cueâ€²your destination is just beyond it. Expect to park briefly in front of or near the building, depending on availability and local stall regulations.

Ciudad: PONCE

Fecha Agregada : Agregado hace 1 semana

Categoría: Hotel/Motel

Crear tour virtual automático (Sí o No): true

Clave del sistema fuente:
760349584

ID MLS: 760349584

Marca de tiempo de modificación del puente:

Fuente del área del edificio: Owner

2026-02-04T22:17:40.430Z

Área total del edificio: 7800

Unidades del área del edificio: Square Feet

Contacto preferido de la oficina de listado: 787-525-4364

Comentarios públicos del agente: Historic Mixed-Use Building with Pool | Ponce, PR Price: \$440,000 | Seller Financing Available | Cash or Owner Financing Only Prime redevelopment opportunity in the historic downtown of Ponce, steps from Plaza Las Delicias and Casa de Bombas. Built in 1897, this Spanish Colonialâ€²style property offers exceptional potential for a boutique hotel, guesthouse, hospitality project, or mixed-use development. IMPORTANT PRICE & CONDITION DISCLOSURE List Price: \$440,000 (correct and current price) The property suffered fire damage in April 2022 Total loss of the roof Property is NOT habitable Full renovation required Does NOT qualify for traditional bank financing This property is intended only for serious investors and developers. PURCHASE OPTIONS Cash Owner Financing Available Seller Financing Terms 50% down payment 7.5% fixed interest rate 30-year amortization Balloon payment in 3â€²5 years (flexible) Designed to allow rehabilitation and future refinancing with conventional lenders once stabilized. ZONING & USE C-L (Commercial Light Use) zoning Allows mixed-use development Strong potential for boutique hotel/guesthouse, subject to permits and approvals DEVELOPMENT POTENTIAL Second Floor Up to 7 hotel-style rooms Existing plumbing designed for 5 bathrooms (expandable) Ground Floor Two street-front commercial spaces Space for at least 3 residential or STR units Office area Common Areas Two half-bathrooms (men & women) Outdoor Space Rear patio with existing swimming pool HISTORIC VALUE Built in 1897 Previously benefited from the CRIM historic tax exemption Potential to requalify after proper historic rehabilitation SIZE & LOT DETAILS Main Property Approx. 7,000 SF building 575 mÃ² lot Price: \$440,000 Adjacent Lot (Optional) 500 mÃ² Price: \$225,000 Ideal for parking or future expansion SALE CONDITIONS Sold AS-IS Not subject to appraisal Proof of Funds required Financial qualification is requested prior to scheduling showings IDEAL BUYER Real estate developer Hospitality investor Boutique hotel or guesthouse operator Cash buyer or buyer utilizing seller financing Investor seeking a high-value repositioning opportunity in Ponce ACTION INCENTIVE Priority will be given to: Formal written offers Buyers using seller financing Short closing timelines Serious inquiries encouraged. Seller is motivated and open to qualified offers. Additional details and showing instructions are available upon request.

Precio de lista calculado por pies cuadrados calculados: 56.41

Fecha de cambio de estado del contrato: 2025-07-21

Refrigeración: Mini-Split Unit(s), Wall/Window Unit(s)

Refrigeración (Sí o No): true

Coordenadas: -66.613631, 18.00975

País: US

Condado o parroquia: Ponce

Días acumulativos en el mercado: 194

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Fuente de listado: MATRIX

Tipo de propiedad: Commercial Sale

Subtipo de propiedad: Hotel/Motel

