



**\$475,000**

- Commercial Sale
- Mixed Use

## **BLQ 5 #14 SANTA ANA AVE., GUAYNABO, PR, US, 00965**

<https://pomahome.com>

R2 Zoned Residential property with Commercial Option, Ready to Adapt to Your business. Excellent single-story property zoned R2 (option to build a second floor) with the possibility of a commercial permit, located in the exclusive Alturas de Torrimar, Guaynabo, on a high-traffic avenue, near private schools, shopping centers, and medical facilities. Ideal for a daycare [...]



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### **Lo esencial**



**Tipo:** Commercial Sale

**Direcciones:** From Casa Alcaldía de Guaynabo: Take JosÃ© de Diego St to Las Cumbres Ave/PR-199. Take Expreso Rafael MartÃnez Nadal/PR-20 and Av. Lomas Verdes/PR-177 to Av. Sta. Ana in Frailes. Turn left onto Av. Sta. Ana

**Ciudad:** GUAYNABO

**Fecha Agregada :** Agregado hace 1 semana

**Categoría:** Mixed Use

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

**Clave del sistema fuente:**  
777369361

**ID MLS:** 777369361

**Marca de tiempo de modificación del puente:**  
2026-02-10T23:00:18.632Z

**Fuente del área del edificio:** Estimated

**Área total del edificio:** 2385

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

**Contacto preferido de la oficina de listado:** 787-243-3843

**Comentarios públicos del agente:** R2 Zoned Residential property with Commercial Option, Ready to Adapt to Your business. Excellent single-story property zoned R2 (option to build a second floor) with the possibility of a commercial permit, located in the exclusive Alturas de Torrimar, Guaynabo, on a high-traffic avenue, near private schools, shopping centers, and medical facilities. Ideal for a daycare or early childhood education center (historically approved permits, with signage), professional offices, or low-traffic businesses (requires approval). Features 5 parking spaces, a backyard with artificial grass, cement fence, and a treated wood terrace with flooring. Flexible layout with 3 spacious bedrooms, 2.5 bathrooms, and additional spaces that can be used as offices, meeting rooms, work areas, or adapted as a single-family residence for those who wish to live on the property. Includes 5 inverter air conditioners, smart key alarm system, gas installation, Danosa roof treatment, secure windows and doors, plus installations for a cistern and generator. Bank letter and/or proof of funds is required to schedule a showing.

**Precio de lista calculado por pies cuadrados calculados:** 199.16

**Fecha de cambio de estado del contrato:**  
2025-12-16

**Refrigeración:** Mini-Split Unit(s)

**Refrigeración (Sí o No):** true

**Coordenadas:** -66.11745826,  
18.38143011

**País:** US

**Condado o parroquia:** Guaynabo

**Días acumulativos en el mercado:** 56

**Días en el mercado:** 56

**Fuente de listado:** MATRIX

**Tipo de propiedad:** Commercial Sale

**Subtipo de propiedad:** Mixed Use

