



\$5,200,000

## RT 2-3081 AVENIDA MILITAR, ISABELA, PR, US, 00662

<https://pomahome.com>

Discover an exceptional investment opportunity in the rapidly growing business district of Isabela, Puerto Rico! This prime commercial building is strategically located along the bustling Route 2, one of Puerto Rico's primary highways, with an impressive daily traffic count of 20,000 to 40,000 vehicles. This location not only ensures maximum visibility but also positions your [...]

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**Lo esencial**



**Direcciones:** 1. \*\*From San Juan:\*\* - Take PR-22 W (JosÃ© de Diego Expressway) from San Juan. - Continue on PR-22 W for about 1 hour and 30 minutes. - Take the exit toward \*\*PR-2 W\*\* in Hatillo. - Continue on PR-2 W for approximately 20 minutes. - Take the exit toward \*\*PR-113\*\* in Isabela. - Merge onto \*\*PR-113\*\* and drive for about 10 minutes. - Turn left onto \*\*Calle Abreu\*\*. Abreu AC will be on your right. 2. \*\*From Aguadilla:\*\* - Take PR-2 E from Aguadilla. - Drive on PR-2 E for about 15 minutes. - Take the exit toward \*\*PR-113\*\* to Isabela. - Continue on \*\*PR-113\*\* for about 10 minutes. - Turn left onto \*\*Calle Abreu\*\*. Abreu AC will be on your right.

**Fecha Agregada :** Agregado hace 1 aÃ±o

**Clave del sistema fuente:** 739071679

**Marca de tiempo de modificaci3n del puente:** 2024-12-02T13:33:52.772Z

**Área total del edificio:** 18000

**Comentarios públicos del agente:** Discover an exceptional investment opportunity in the rapidly growing business district of Isabela, Puerto Rico! This prime commercial building is strategically located along the bustling Route 2, one of Puerto Rico's primary highways, with an impressive daily traffic count of 20,000 to 40,000 vehicles. This location not only ensures maximum visibility but also positions your business at the heart of a thriving community. Key Features: Prime Location: Situated in a dynamic area experiencing unprecedented growth, surrounded by big box stores, major chain restaurants, and various amenities. High Traffic Exposure: Benefit from heavy foot and vehicle traffic, making it an ideal spot for retail and service-oriented businesses. Diverse Tenant Mix: The building currently boasts a solid mix of tenants, including: Legal professional services Medical offices Beauty parlors Roof tenants leasing space for communication purposes Proximity to Key Attractions: Just minutes away from Play Jobos, premier golfing, hotels, shopping malls, and BQN Airport, providing convenience for both residents and visitors. Unlimited Potential: This property offers immense possibilities for growth and expansion, making it an investor's dream. With its robust tenant base and strategic location, this commercial building is a fantastic opportunity for investors seeking long-term value in an up-and-coming area. Don't miss your chance to be a part of Isabela's transformation! Call today to schedule your private appointment and explore the potential this property has to offer!

**Fecha de cambio de estado del contrato:** 2024-10-20

**Refrigeraci3n (SÍ o No):** true

**País:** US

**Días acumulativos en el mercado:** 43

**Fuente de listado:** MATRIX

**Subtipo de propiedad:** Office

**Ciudad:** ISABELA

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

**ID MLS:** 739071679

**Fuente del área del edificio:** Owner

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

**Precio de lista calculado por pies cuadrados calculados:** 288.89

**Refrigeraci3n:** Mini-Split Unit(s)

**Coordenadas:** -67.0314, 18.46827

**Condado o parroquia:** Isabela

**Días en el mercado:** 43

**Tipo de propiedad:** Commercial Sale

