

# MIXED-USE PROPERTY FOR SALE IN BARRIO DENT – IDEAL FOR INVESTMENT

Sale price: \$375,000

Land: 239 m<sup>2</sup>

Construction: 390 m<sup>2</sup>

Excellent investment opportunity in one of the most sought-after areas of Montes de Oca: Barrio Dent.

This property with mixed land use offers great versatility for investment projects, with a potential net return of 8.5%.

Main features:

- Currently used as administrative offices.
- Previously divided into 4 apartments (each with 2 bedrooms and 1.5 bathrooms).
- Total:
  - 8 bedrooms.
  - 4 full bathrooms.
  - 4 half bathrooms.
  - 2 parking spaces.
  - Storage room.

Potential uses:

- Administrative offices.
- Bed & Breakfast.
- Student residences.
- Or convert it back into rental apartments.

Additional benefits:

- Excellent location in Barrio Dent, a central area with high demand.

- Conduit electrical wiring.
- Connected to the sanitary sewer system.
- 4 electricity meters.
- Fiber optic internet.

Financial advantage: Property with mortgage certificates, ideal for investors looking to take advantage of structured financing.

**Do not miss this unique opportunity in Barrio Dent.**

Contact us today to schedule a visit and assess the great potential of this property.