



For Sale

COMMERCIAL PROPERTY FOR SALE IN SAN FRANCISCO DE DOS RÍOS, IDEAL FOR COMMERCIAL OR OFFICE DEVELOPMENT.

Código: 147623

\$ 292,000.00

₡ 132,780,995.60

DESCRIPTION FROM THE PROPERTY

Commercial property for sale in San Francisco de Dos Ríos, ideal for commercial or office development

Are you looking for a strategic location to develop your next commercial project? This property for sale in San Francisco de Dos Ríos is a unique opportunity for visionary investors. With direct access to the main street and just steps away from Mega Super, this area combines constant traffic, high exposure, and immediate connection to Desamparados and downtown San José.

With a 349 m² lot distributed over two terraces, this property offers the perfect space to build a building for shops or offices, thanks to its **broad and versatile mixed land use**. Currently, it has a 200 m² construction that could be renovated or demolished, depending on the buyer's objectives.

Key features:

- Land: 349 m² on two terraces
- Current construction: 200 m² (adaptable house or for demolition) mainly built in concrete
- 4 full bathrooms
- 2 parking spaces easily modifiable for more spaces if required
- Strategic location on main street
- High vehicular and pedestrian visibility

- Ideal for commercial development: offices, shops, or other projects

Although it does not qualify for bank financing due to its age and presence of wood, **this represents an advantage for investors seeking a direct, quick, and more flexible negotiation.**

Take advantage of this privileged location and turn it into your next successful commercial project.

📞 Contact us today to schedule a visit and discover all the potential that this property has to offer you.

🕒 We work 7 days a week!



CARACTERÍSTICAS



BREAKFAST AREA



SOCIAL AREA



COVERED PARKING



COVERED GARAGE



NEAR SCHOOL

ENTREMOS **EN CONTACTO**

David Lara

Asesor inmobiliario

[+](#) VER PERFIL DEL ASESOR

info@terraquea.com

