



8.9% ROI Commercial Space, Plaza Pescador, San Jose del Cabo,



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: EUR 346,148

Location

Country: Mexico
 Posted: Nov 17, 2024

Description:

Prime office space opportunity. This turn key property features a modern layout and is currently generating income 8.9% ROI . Located on the third floor reached by either stairs or elevator this 1 553.66 sq ft 144.34 m2 commercial space boasts a unique layout for professional use. The versatile layout features an open workspace with cubicle stations a formal conference room and three private offices. Two executive suites each with ample natural light are connected by a welcoming lounge area perfect for collaboration or informal meetings. This flexible space is ideal for a variety of office configurations. Supplements Plaza del Pescador has been a well established business district since 2012. The sale of individual commercial units offers a high profile opportunity unlike any other in San Jose. Immediately start earning a 8.9% ROI with built in inflation adjustments additional to the appreciation of property value. The current annual cash flow is 32 000 USD through a lease agreement set in place until March 2027. Renewal option available or chance to secure a new tenant upon lease expiration. The mall has been a success due to the location on the tourist corridor the only four lane avenue with a designated bike lane wide pedestrian crossroads and well maintained public areas for both locals and tourists to enjoy. Plaza del Pescador is complemented by multiple attractions including cafes banks restaurants retail offices and fitness centers that service a broad range of ages from Gen Z to Boomers. The over 400 nearby residences among the Club la Costa phases I III Misiones Las Ma anitas and Tortuga Bay housing developments all less than 5 min away. This established tenant minimizes turnover. The lease agreement outlines pre defined tenant improvements and maintenance responsibilities. This cash flowing property offers exceptional value for hands off investors seeking a strategic investment in a thriving commercial district. Additional Highlights Walking distance to the ocean safeguarding property value Surging commercial rental demand that outpaces supply 137 underground parking Surging commercial rental demand Capitalize on exceptional exposure and visibility



Property Type Commercial
Square Footage 1 553
Status Active

Common

Finished sq. ft.: 1.553 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T45582/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: mx61263700

