

EXCELLENT PROPERTY FOR COMMERCIAL OR RESIDENTIAL USE IN ITZIMNA

Yucatán | Mérida | Itzimná



YUCATAN PROPERTY SCOUTS



for sale | 14,500,000 MXN

Description

Property Code | YPS-02-0120

With its excellent location at the intersection of two popular streets in Colonia Itzimná, near Centro, this well-kept property offers an ideal presentation area for potential clients, making it recommended for commercial use. The property's 1,489 m² (16,023 ft²) lot is accessible from two sides and offers, next to ample design space for new ideas, five covered parking lots, and ten open parking spaces.

The current layout of the premises is optimized for the use of the property as an office building, both as a single office and as a shared office or coworking space. In total, there are eight individual offices, a conference room with its own foyer, a spacious reception area, and a sufficient number of sanitary rooms. The central element of the building is the spacious, bright arched veranda with a decorative interior garden. From here, all rooms can be reached on dry feet.

Together with the adjacent large terrace, the veranda forms a pleasantly light, airy social area where employees and customers alike come together in a relaxed atmosphere. The area offers sufficient space for chairs and tables, opening up the possibility of setting up a cozy coffee shop or chic restaurant. Depending on the concept, the individual offices thereby extend the hospitality area for guests, or they serve as independent boutiques for the sale of goods and services.

With its good shielding from the main street Avenida Aleman, its above-average plot size, and the large surrounding garden, this property also scores as a residential property. With just a few targeted adjustments, you can transform this property into a spacious, exceptional home with colonial charm.

Further information on the features and the location of the property can be found in the FACTS and LOCATION sections below.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- IDEAL LOCATION ON TWO STREETS WITH PUBLIC TRAFFIC
- ADVANTAGEOUS ROOM LAYOUT
- LARGE PLOT
- GARDEN WITH TERRACE PALMS AND TREES

HARD FACTS

- *Year of construction* | 1966
- *Year of latest renovation* | 2001
- *Alignment* | --
- *Lot* | 1,489 m² (16,023 ft²)
- *Width x Length* | 37 m x 40 m
- *Construction* | 609 m² (6,553 ft²)

HOUSE AND LOT

- Lobby/foyer
- 8 offices
- Conference room with foyer
- 2 bathrooms
- 1 half bathroom
- Kitchen
- Storage room
- Interior garden with arched veranda
- Large terrace
- Circumferential garden with different mature trees
- 5 covered parking spaces
- 10 additional parking spaces

GENERAL FEATURES

- Ceiling fans
- Tile flooring in all areas
- Complete perimeter wall
- Access to the property via front and rear
- High-speed Internet via fiber optic line available
- City water
- Bio septic tank
- Gas via cylinders

Location

ITZIMNÁ

Colonia Itzimná is immediately adjacent to the historic center of Mérida and is one of the city's most beautiful and desirable neighborhoods. During colonial times, Itzimná, whose name probably derives from the Mayan creator god Itzamná, was a small village on the outskirts of the city. Later a part of Santa Ana, it is now a distinct neighborhood. The central point of the Colonia is the small park with the red colonial church. In the cityscape of Itzimná, besides the typical townhouses of the region, there are old mansions in neoclassical style as well as modern, contemporary buildings.

Residents of Itzimná appreciate the quiet atmosphere of the neighborhood, the proximity to the Parque Aleman with its sports facilities, and Paseo de Montejo with the Monumento a la Patria. Wayan'e, one of the city's most popular street food restaurants, is also located in the neighborhood. Also, in the neighborhood or immediately adjacent are the renowned Modelo school and the Colegio Montejo A.C. Residents with visas will find the immigration office just around the corner and with the Gran Chapur Norte department store, Itzimná also offers a great shopping opportunity.

DISTANCES FROM THE PROPERTY TO

- Parque de Itzimná | 0.35 km (0.22 mi)
- Parque Alemán | 0.55 km (0.34 mi)
- Paseo de Montejo – Monumento Justo Sierra | 1.4 km (0.9 mi)
- ADO Bus Terminal Alterna Paseo 60 | 1.8 km (1.12 mi)
- Parque Santa Ana | 2.6 km (1.62 mi)
- Mérida International Airport | 11.4 km (7.08 mi)

MÉRIDA

Mérida is both the capital of the state of Yucatan and the administrative seat of the municipality of Mérida. Its turbulent history dates back to the time of the ancient Mayan civilization. The city received its name in 1542 from the Spanish conquistador Francisco de Montejo, in whose honor Mérida's main boulevard, Paseo de Montejo, was named. Numerous, splendid colonial buildings in the historic city center still bear witness to the former wealth of the city and give it a unique flair. In terms of tourism, Mérida is considered the gateway to the world of the Maya. Every year, thousands of visitors start from here to explore the world-famous Mayan sites such as Chichen Itzá and Uxmal.

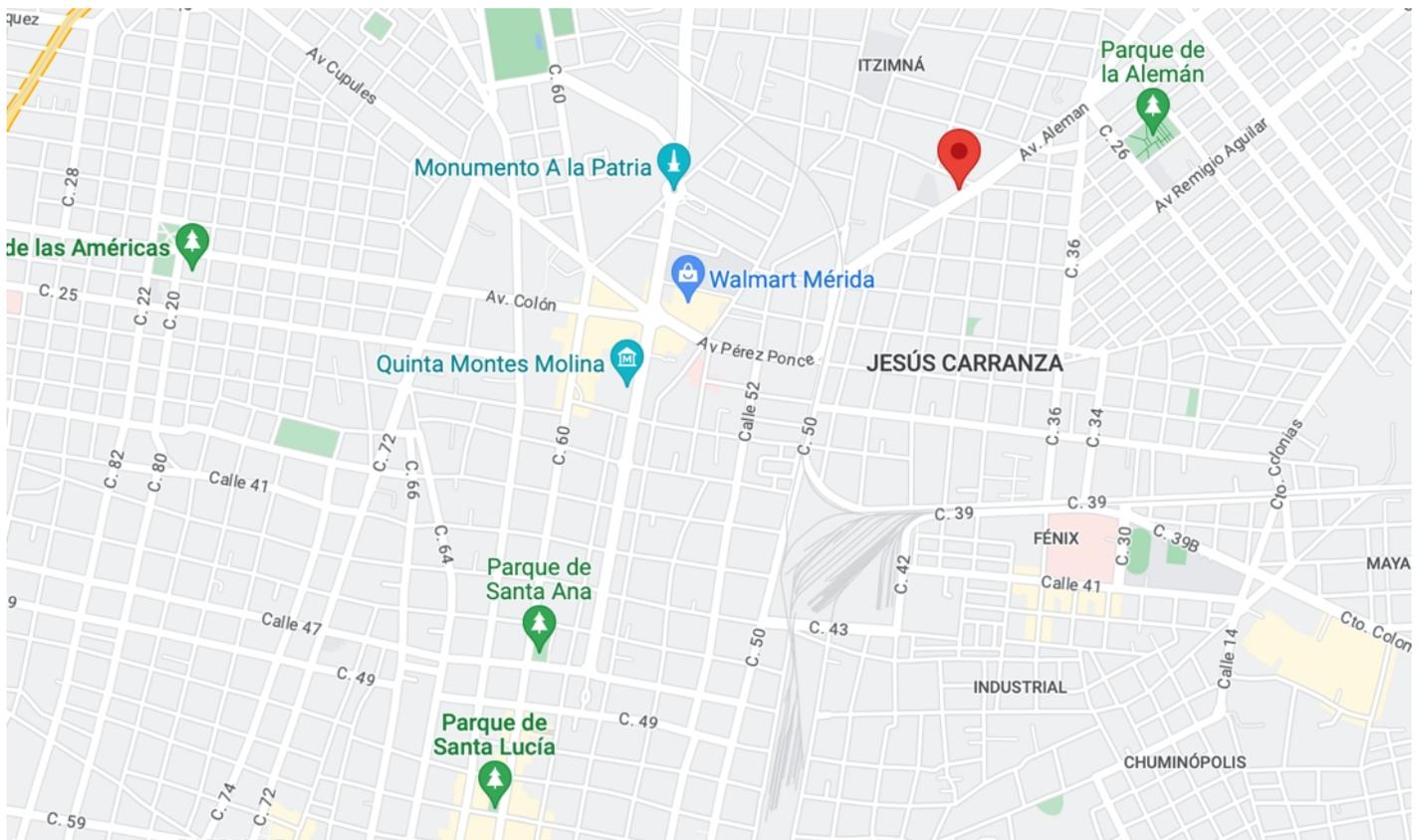


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From the point of view of its inhabitants, Mérida is above all a modern city with a very high quality of life. As the entire state of Yucatan, the city is one of the safest regions in Mexico and, not least because of this, is very popular with North American ex-pats, who choose Mérida as their preferred domicile. The best hospital network in México also contributes to its great popularity. An excellent healthcare system has been created here through medical cooperation with cities like Houston. Some private clinics even surpass the standards of leading industrial nations. In addition, of course, the generally good weather is a decisive factor in the well-being of the city's residents.

Enjoy the comfortable lifestyle of the spirited capital of Yucatan as well. Visit the impressive historic center, dine in fine restaurants, stroll along Mérida's famous boulevard Paseo de Montejo, discover the numerous museums, theaters, and cinemas, and discover the Mayan culture. There is also nothing in the way of an extensive shopping tour. The modern malls in the north of the city, such as La Isla Cabo Norte or Galerías Mérida, welcome you. In addition, many large North American retail chains, such as Costco, Wal-Mart, or Home Depot, have at least one store in the city.

PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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