

PUEBLITO SUR 11

LAS PALMAS COMMERCIAL
UNIT CENTRAL LOCATION-
SELLER FINANCING

387 SQ.FT

FOR SALE
\$118,000



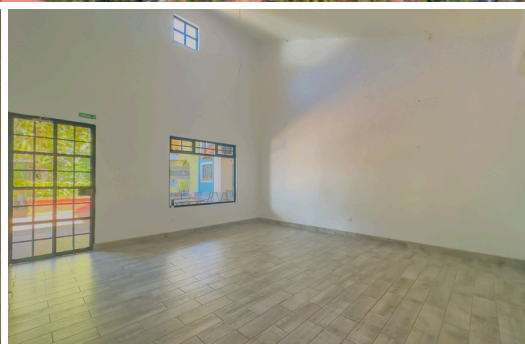
Situated in the heart of Las Palmas—one of the most vibrant, walkable, and high-demand neighborhoods in Playas del Coco—Unit #11 is part of a fully occupied commercial plaza surrounded by more than 1,000 condos. Thanks to steady foot traffic from both residents and visitors, this unit offers an exceptional opportunity for a thriving business or solid rental income.

Property Overview

• Unit #11

• Size: 387 sq. ft. + outdoor seating area

• Rental Potential: \$900–\$1,000/month (tenant typically pays VAT & HOA)



Features

- Vacant by seller's choice – ready for your vision or ideal tenant
 - Private half bathroom (a rare feature in the plaza)
- High ceilings, ceiling fans, and modern updated flooring
- Strong curb appeal and central location within the plaza

Financial Snapshot

- Estimated Net Income: ~\$9,100/year
 - HOA: \$150/month
- Property Tax: ~\$295/year

Seller Financing Available!

Flexible terms available based on buyer profile and intended use—ideal for investors or entrepreneurs looking to get started without a full cash outlay.

Contact us today to schedule a viewing or to learn more about this high-potential commercial opportunity in Las Palmas.