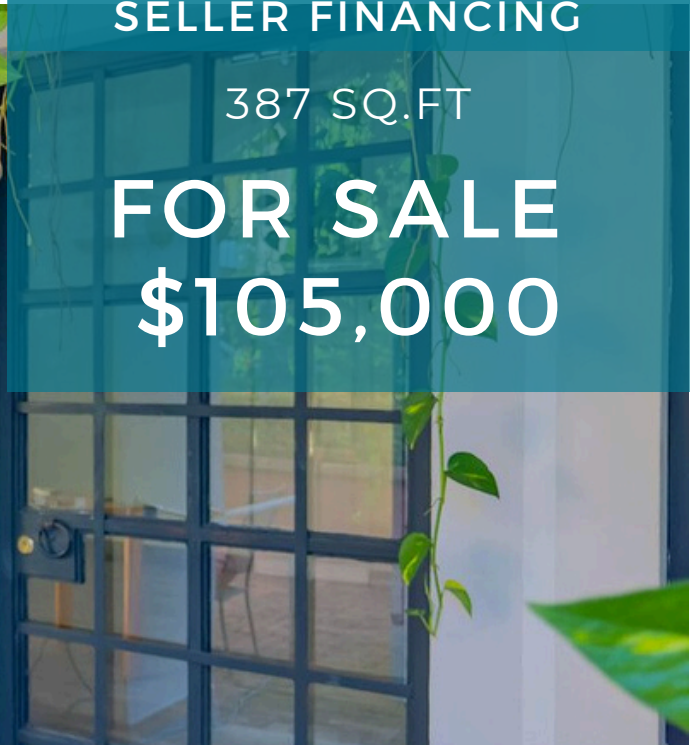


PUEBLITO SUR 11

LAS PALMAS COMMERCIAL
UNIT CENTRAL LOCATION-
SELLER FINANCING

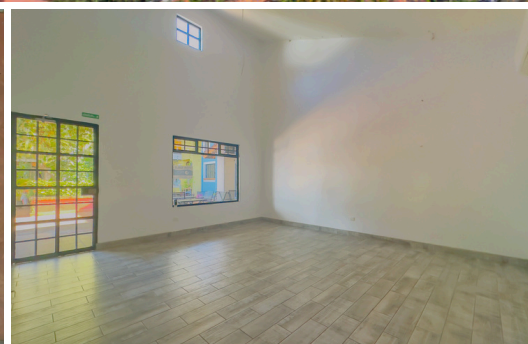
387 SQ.FT

FOR SALE
\$105,000



Discover a smart investment or turnkey business location in the heart of the sought-after Las Palmas neighborhood of Playas del Coco. Located in Pueblito Sur Plaza, Unit #11 offers excellent opportunities for rental income or for establishing your business in one of Coco's most active and walkable communities. Surrounded by over 1,000 residential condos, this location benefits from steady foot traffic from both locals and international visitors.

For investors, the unit delivers a solid return, with rental potential of \$900–\$1,000/month and estimated net income of \$9,100/year. For business owners, it's a move-in-ready space with features that add real value, including a private half bathroom, updated flooring, and strong visibility within the plaza—whether you're starting something new or expanding an existing venture.



Property Highlights

Size: 387 sq. ft. + outdoor seating area

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

Private half bathroom – rare in this plaza

High ceilings, ceiling fans, updated flooring

HOA: \$150/month | Property Tax: \$295/year

Additional Opportunity

Need more space? The adjacent unit (#11) of the same size is also available. Buy one or both for a larger business footprint or as a package investment.

Flexible Seller Financing

Financing terms available based on buyer profile and intended use, for investors or business owners seeking to get started without a full cash outlay.

Schedule a viewing today or reach out to learn more about this well-located commercial opportunity in Playas del Coco.