

# PUEBLITO SUR 11

LAS PALMAS COMMERCIAL  
UNIT CENTRAL LOCATION-  
SELLER FINANCING

387 SQ.FT

FOR SALE  
\$105,000



Located in the Pueblito Sur Plaza within the Las Palmas neighborhood of Playas del Coco, Unit 11 benefits from steady year-round foot traffic from residents, long-term renters and vacation visitors.

The space works well for a variety of commercial uses or as a rental investment. Similar units in this plaza lease long term for 900 to 1,000 dollars per month plus tenant-paid utilities, representing 10,800 to 12,000 dollars per year in gross rental income. HOA fees are 125 dollars per month and cover common area maintenance.



Unit 11 measures 36 square meters (387 square feet) and includes its own private half bathroom. The unit features vaulted ceilings, and some neighboring owners have added a partial loft above the entry area for extra storage or as an additional office space. The current layout provides flexibility, and a future owner may reconfigure the interior to suit their business needs. It also offers a bonus outdoor terrace area that can accommodate about three tables or an equivalent display or customer space, giving buyers additional usable area beyond the interior footprint. Shared customer restrooms are available within the plaza.

The seller will consider only a sale and is not offering rental, however there is strong demand for commercial tenants in the plaza for investors who wish to lease the space.

Short-term owner financing is available with 50 percent down for qualified buyers.

Neighboring Unit 10 is also available with the same size and outdoor rights, and both units may be purchased together for additional frontage and space.

Contact us to arrange a viewing or request full details.