

PUEBLITO SUR 10 & 11

LAS PALMAS COMMERCIAL
UNITS COMBINED -
RESTAURANT OR ANY
BUSINESS - SELLER FINANCE

775 SQ.FT

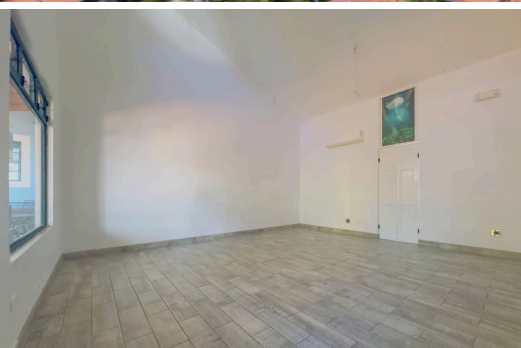
FOR SALE
\$204,000



Option to purchase individually at a list price of \$105,000 per unit, or buy both units together as a package.

Discover a smart investment or turnkey business opportunity in the sought-after Las Palmas neighborhood of Playas del Coco. Located in Pueblito Sur Plaza, these two side-by-side units (#10 and #11) offer excellent potential for rental income or for running your own business in one of Coco's most active and walkable communities. With more than 1,000 residential condos nearby, the plaza benefits from steady foot traffic from both locals and international visitors.

For investors, the combined units deliver strong returns, with rental potential of \$1,800–\$2,000/month and estimated net income of \$18,200/year. For business owners, they provide move-in-ready spaces with features that add real value, including private half bathrooms in each unit, updated flooring, high ceilings, and A/C—whether you're starting a new project or relocating an existing venture.



Property Highlight

- Total Size: 774 sq. ft. + outdoor seating area
- Rental Potential: \$1,800–\$2,000/month (tenants typically pay VAT & HOA)
- Private half bathrooms in both units, rare in this plaza
- High ceilings, A/C, ceiling fans, updated flooring

Previously operated as a restaurant, now vacant and ready for a new concept or rental income

Financial Overview

- Estimated Net Income: ~\$18,200/year
- HOA: \$150/month per unit (\$300 total)
- Property Tax: ~\$590/year (combined)
- Optional management services: ~\$1,500/year

Flexible Seller Financing

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

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