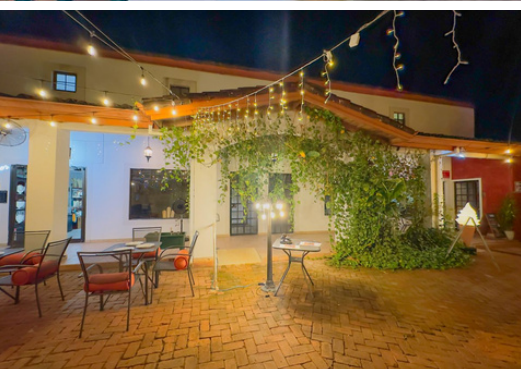


# PUEBLITO SUR 10 & 11

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

775 SQ.FT

**FOR SALE**  
**\$210,000**



Each unit may be purchased individually for 105,000 dollars or both together as a pair. The properties are located in Pueblito Sur Plaza in the Las Palmas neighborhood of Playas del Coco, a community with more than 1,000 condos and steady year-round foot traffic from residents, long-term renters and visitors.

These two side-by-side commercial units are suitable for an investor looking for rental income or a business owner wanting to operate in a high-demand commercial area. Similar units in this same plaza rent long term for 900 to 1,000 dollars per month per unit plus tenant-paid utilities. On an annual basis that represents 10,800 to 12,000 dollars per year per unit in gross rental income. HOA fees are 125 dollars per month per unit and cover common maintenance.



Each unit measures 36 square meters (387 square feet) and includes its own private half bathroom. The spaces feature vaulted ceilings, and some neighboring owners have added a partial loft above the entry area for extra storage or as an additional office space. A future owner may also reconfigure the interior layout to suit their business needs. In addition, both units come with their own designated outdoor terrace space, each offering room for about three tables or an equivalent amount of display/customer area. Shared customer restrooms are available within the plaza.

The units previously operated as a successful restaurant and are now vacant after the owners decided to retire from the business, ready for a new concept or rental income. 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.

These units offer flexibility for investment or an owner-occupied business in one of Playas del Coco's most walkable and active areas. Contact us to arrange a viewing or request additional details.