

# PUEBLITO SUR 6

CORNER  
COMMERCIAL UNIT  
IN A PRIME LAS  
PALMAS LOCATION

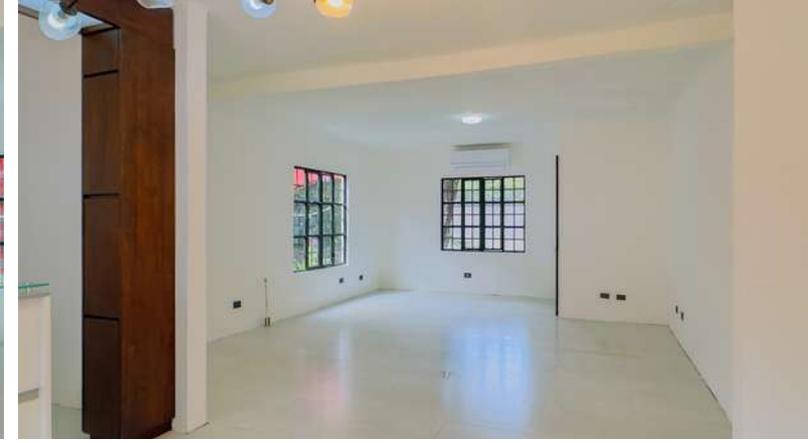
495 SQ.FT | 46 M2

FOR SALE  
**\$125,000**



Located in the Pueblito Sur Plaza within the Las Palmas neighborhood of Playas del Coco, Unit 6 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 1,100 to 1,200 dollars per month plus tenant-paid utilities, representing 13,200 to 14,400 dollars per year in gross rental income. HOA fees are 150 dollars per month and cover common area maintenance.



Unit 6 measures 46 square meters (495 square feet) and currently includes a small bodega/storage area with a sink, providing practical space for employee use and general storage needs.

Because it is a corner unit, it benefits from windows on two sides, offering added visibility.

The unit also benefits from an assigned outdoor terrace area with room for about three tables or an equivalent display/customer space, giving buyers usable area beyond the interior footprint. Shared customer restrooms are available within the plaza.

The current layout provides flexibility, and a future owner may reconfigure the interior to suit their business needs.

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.

Contact us to arrange a viewing or request full details.

