

# Prime Investment Opportunity in Downtown Alajuela: Commercial Space with Residenc

For Sale

# \$185,000

ID: 20950

📍 Alajuela, Alajuela

• Property Type: Commercial • Bedrooms: 2 • Built: 2000 • Size: 85 sq m • 0.02 Acres • Floor Area (SQFT): 1,776



• 3 Bathrooms

## Property Description

Take advantage of a prime investment opportunity in the heart of downtown Alajuela, just 200 meters from the central park. This versatile two-story building offers both commercial and residential potential, making it ideal for investors seeking steady income and growth. • Location: Downtown Alajuela, 200 meters from central park • Lot Size: 85.44 m<sup>2</sup> • Construction Area: 165.44 m<sup>2</sup> • Ground Floor: Medical clothing store with sales and display area, restroom, storage, and additional space • Upper Floor: Spacious apartment with 2 bedrooms, 2 bathrooms, living room, and kitchen, each unit with separate entrances for privacy • Income Potential: Commercial space provides steady rental income while the apartment offers flexibility • Proximity to Services: Near public and private medical centers, schools, shopping malls, and post offices • Access: Well-maintained sidewalks and roads ensure easy accessibility for clients and residents This property combines a convenient location with functional space for business and residential use.

+506-2787-0223

50 Meters North of the Roca Verde Hotel Dominical, Bahia Ballena, Punteranas, Costa Rica 60504



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