

Prime Investment Opportunity, Lease Rights Acquisition via Corp. Share Transfer

📍 Samara, Guanacaste

For Sale

\$325,000

ID: 24121

- Property Type: Commercial
- Built: 2010
- Floor Area (SQFT): 3,229



- Close To Schools
- Commercial
- Highway Frontage
- Close To Shops
- Furnished Fully
- Income Producing
- Close To Transport
- Furnished Partially
- Long Term Rental

Property Description

This is an exceptional opportunity to acquire 100% of the shares in a Costa Rican company holding a long-term lease contract for a commercial strip of 8 fully rented units, strategically located on Playa Sámara's busiest commercial corridor. Highlights include: * Total built area: 300 m² * Street frontage: 22 linear meters on Playa Sámara's main avenue * Location: High foot and vehicle traffic What's Included ?? This is a share sale, NOT a real estate transaction. The buyer acquires the company that holds the lease rights to the property until the year 2050. Through this, the buyer becomes: * The legal tenant and administrator * The landlord of all current subleases * Fully empowered to manage, renew, or adjust existing rental agreements Financial & Operational Highlights: * Lease contract registered and notarized * Right to sublet all units * 100% occupancy – stable and consistent rental income * No shared costs – utilities, cleaning, internet, and other services are paid by tenants * Only costs to lessor: Property taxes + occasional minor repairs Estimated annual rental income: Strong and growing * Long-term rental contracts with a 5% annual escalation clause * Current rents are below market, offering upside upon renewal Key Advantages for the Investor * Immediate cash flow from day one * Hassle-free management, delegable to a property administrator * No employees or labor obligations involved * Clean tax history and up-to-date compliance * Low capital investment relative to potential return * Rare opportunity to enter one of Costa Rica's hottest commercial markets Optional Future Use Looking to open your own business in Sámara? Upon the expiration of any existing lease, you may occupy one of the units yourself, an almost impossible feat in today's high-demand environment.

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