

# Cap Rate 13.17 per cent Office with Triple A Client in Escazu

# \$516,690

Reference: 13951

📍 Escazu, San Jose

Property Type: Business • Bedrooms: 1 • Lot Size: 159 sq m • Build Size: 1712 sq ft • Year of Construction 2018



- Status: Active/Published
- Alarm System
- Close To Transport
- Internet
- Parking Spaces
- Central Air
- Commercial
- Investment Opportunities
- Air Conditioning
- Close To Shops
- Income Producing
- Security Access

## Property Description

Cap Rate 13.77% Office for sale in a corporate center in Escazú. The corporate center is located in the best area and with the highest added value in the country, just 1 minute from Route 27, it has a free zone regime. It has a triple A tenant, located on the third floor with a 5-year contract to end in 2023. The building has 289 parking spaces which are located on 5 parking floors with a 1/30 ratio. Each office has independent air conditioning, has 6 elevators, a battery of bathrooms per floor which complies with the 7600 law, dining room for employees, 2 meeting rooms for common use, reception, terrace ideal for corporate events, 24 security / 7 and beautiful parks and green areas. The property can be sold without improvements at a price of \$461,100 which gives a Cap Rate of 9.55%. With improvements \$ 516,690 with a Cap Rate of 13.17%

"Information is deemed to be correct, but not guaranteed"

## Additional Information

- Reference: 13951
- Active/Published
- 1 Bedrooms
- For Sale
- Business
- Parking Spaces : 289
- \$516,690
- 1 Bathrooms