

# Cap Rate 12% shopping center in Heredia ID21854

📍 Heredia, Heredia

For Sale

# \$1,800,000

ID: 21854

• Property Type: Commercial • Bedrooms: 16 • Built: 2003 • Size: 1,750 sq m • 0.43 Acres • Floor Area (SQFT): 20,990



- 16 Bathrooms
- Close To Schools
- Income Producing
- Split Air Conditioning
- Air Conditioning
- Close To Shops
- Investment Opportunities
- Parking Spaces
- City Properties
- Close To Transport
- Luxury Estate

## Property Description

Profitability 12% Complete shopping center in Heredia. It is located in an unbeatable location on a very busy main street. It has an anchor pharmacy with several years in the market and very stable premises with contracts of more than 5 years old. The plaza also has 3 levels of offices which are available for rent. It has 36 parking spaces. Currently it produces an income of \$12,306 which generates a cap rate of 8.2% and with all offices occupied it would generate approximately \$18,400 which would be a cap rate of 12.5%, monthly expenses are approximately \$1,800.

+506-4104-7055

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

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