

\$2,400,000 - Monik Beachfront Boqueron Jose De Diego Street Poblado St, CABO ROJO

MLS® #PR9106507

\$2,400,000

15 Bedroom, 10.00 Bathroom, 5,880 sqft
Residential Income on 0.06 Acres

BARRIO BOQUERON, CABO ROJO, PR

Exclusive Opportunity in the Heart of
Boquer n, Cabo Rojo    Monik Building



Discover a rare gem in Boquer n  s most iconic and walkable sector. The Monik Building is a five-story concrete structure designed with unmatched engineering integrity  built on a floating foundation with 78 deep-set pilings, this property has withstood hurricanes, earthquakes, and the test of time. Appraised at \$2,854,000, it is now listed below market value, offering a strategic opportunity for the visionary investor.

Each of the 5 residential units features 3 bedrooms, 2 bathrooms, living room, dining room, kitchen, laundry, hallways, and balconies with spectacular front-facing views of Boquer n Bay. Additional amenities include an elevator, stairs, rooftop with panoramic 360   views, and separate water/electric meters (6 each), allowing future conversion into a condo regime.

Currently underutilized, this is not a passive-income property  it  s a diamond in the rough. Its full potential lies in transformation: think boutique hotel, luxury short-term rentals, or a culinary destination with bar/restaurant facilities on the first level. With limited permitting for new developments in this historic area, the Monik Building

represents one of the last opportunities to own a legacy structure in this high-demand tourism corridor.

Lot Size: 258 square meters

Parking: Accommodates 5 small cars

Tax ID: 380-013-008-03-001

Coordinates: 18.024408, -67.173055

This is a unique investment opportunity in the most coveted location of Boquer  n. Showings are by appointment only, and proof of funds is required. Don  t miss your chance to own this beachfront treasure.

Gross Living (5 units / 1,176 each) = 5,880 sq ft

Total Building Construction is Approx = 11,172 sq ft

At this moment is vacant, but you can make passive income from it.

Asking Price: \$2.4 million

For more information or to schedule a private tour, contact us today.

Built in 2010

Essential Information

MLS�� #	PR9106507
Price	\$2,400,000
Sold Price	\$2,400,000
Sold Date	October 2nd, 2025
Bedrooms	15
Bathrooms	10.00
Square Footage	5,880
Acres	0.06
Year Built	2010
Type	Residential Income
Sub-Type	Multi Family

Status Sold

Community Information

Address Monik Beachfront Boqueron Jose De Diego Street Poblado St
Area Cabo Rojo
Subdivision BARRIO BOQUERON
City CABO ROJO
County Cabo Rojo
State PR
Zip Code 00623

Amenities

of Garages 5
Is Waterfront Yes
Waterfront Bay/Harbor, Beach, Canal - Saltwater, Marina

Interior

Interior Features Ceiling Fan(s), Other, Primary Bedroom Main Floor
Heating None
Cooling Mini-Split Unit(s)

Exterior

Exterior Features Balcony, Fenced
Roof Cement
Foundation Block, Concrete Perimeter

Additional Information

Date Listed May 25th, 2024
Days on Market 470
Zoning CT-L

Listing Details

Listing Office EDDIE NIEVES SANTIAGO

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