

\$2,800,000 - 47 Gautier Benitez Avenue, CAGUAS

MLS® #PR9109680

\$2,800,000

Bedroom, Bathroom,
Commercial Sale on 2.05 Acres

CAGUAS COMMUNITY SHOPPING
CENTER, CAGUAS, PR

Prime Investment Opportunity â€“ Shopping Center with Established Tenants and Income Growth Potential. This shopping center is a great investment opportunity, currently generating steady income from well-known tenants like Planet Fitness, Island Finance, Marioâ€™s Pizza, and Trend Nails. There are two available spaces that with great potential for increased revenue. One space is 4,472 sf., and the other is an end-cap unit in excellent condition with 6,920 sf., plus a mezzanine and loading dock. These units present significant opportunities for expanding the center's income stream. Additionally, the property includes a second floor with approximately 13,000 sf of undeveloped space, providing even more potential for growth and additional revenue. Located in the heart of Caguas' urban town core, next to the vibrant Paseo Gautier Benitez, the center boasts ample parking with a lot and garage accommodating 112 vehicles, plus 4 handicap spaces. The total size of the center is 53,000 sq. ft., making this a prime opportunity for both current income and future development.



Built in 1950

Essential Information

MLS® #	PR9109680
Price	\$2,800,000

Sold Price	\$2,125,000
Sold Date	January 31st, 2025
Acres	2.05
Year Built	1950
Type	Commercial Sale
Sub-Type	Retail
Status	Sold

Community Information

Address	47 Gautier Benitez Avenue
Area	Caguas
Subdivision	CAGUAS COMMUNITY SHOPPING CENTER
City	CAGUAS
County	Caguas
State	PR
Zip Code	00725

Amenities

Parking	Ground Level, Over 30 Spaces, Secured, Underground
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Interior

Cooling	Other
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Exterior

Lot Description	Corner Lot, Shopping Center, Sidewalk
Roof	Membrane
Foundation	Basement, Slab

Additional Information

Date Listed	October 24th, 2024
Days on Market	304
Zoning	CC

Listing Details

Listing Office	ARLEANE MERHEB
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