

# Cap Rate 12% shopping center in Heredia ID21854

# \$1,800,000

ID: 21854

📍 Heredia, Heredia

Property Type: Business • Bedrooms: 16 • Size: 1,750 SQ M • Built: 2003



- Status: Active/Published
- City Properties
- Close To Transport
- Luxury Estate
- Parking Spaces
- Close To Schools
- Income Producing
- Split Air Conditioning
- Air Conditioning
- Close To Shops
- Investment Opportunities

## 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.

## Additional

- ID 21854
- Active/Published
- 16 Bedrooms
- For Sale
- Business
- Parking Spaces : 36
- \$1,800,000
- 16 Bathrooms

**Costa Rica Direct: 506 8443 7173**

**US Number:**

Location: 100 meters west of the Ebais San Francisco Coyote, Nandayure,  
Guanacaste. Address: 100 metros al oeste de Ebais San Francisco Coyote,  
Nandayure, Guanacaste.