



Christian Valdes

CENTURY 21.

Racines

ID: 117634
cvaldes@c21racines.com
+573185399812



Building for Sale

Santa Monica, Cali, Valle del Cauca



Sale: Ask for price

Property type: Building

Operation: Sale

- **Stratum:** 5
- **Land:** 386.0 sqm
- **Building:** 970.0 sqm
- **Bathrooms:** 16
- **Parking lots:** 5
- **Stories:** 4
- **Land:** irregular
- **Condition:** Very good
- **Land Use:** Comercial - Habitacional
- **Number Of Houses:** 16
- **Construction Quality:** High

- **Office area:** 43
- **environments:** 20

- Pets Allowed
- Profitable Construction
Area: 970

- Visitors Parking
- Ft per floor: 320
- Retail / Offices in
Building: 16

- Shopping area
- Tenants: 16

- Residential area
- Slab to slab height: 3

Property status

State: Very good
Age: 2002
Without Mortgage: Yes

Description

Attention investors and developers! This is the opportunity you've been waiting for to achieve exceptional returns in Cali's booming short-term rental and tourism market. Presenting this outstanding building strategically located in the vibrant zona rosa of the northwest, in the coveted neighborhood of Granada.

With its proximity to the city's best gastronomic and entertainment venues, this building is a true gem for those looking to venture into the hotel industry or the successful world of Airbnb.

Every detail has been carefully designed to maximize profitability. Currently, the property boasts 16 spaces, ideal for offices and commercial premises, each with private bathrooms and convenient sizes ranging from 20 sqm to 43 sqm. These spaces already yield an approximate 1% return, and with an average occupancy of 50%, it could soar to an astonishing 2%!

Moreover, the rooftop terrace on the fourth floor has the potential to be transformed into an attractive restaurant or bar, making the most of its prime location and offering panoramic city views. Imagine providing your guests with a unique experience in this exclusive space!

That's not all. With the available space for installing an elevator, the building can further enhance its appeal and convenience, attracting a broader audience and improving its income-generating capacity.

Additionally, the property comes with 5 parking spaces, an added value that guests and visitors will greatly appreciate.

Don't miss this one-of-a-kind opportunity to invest in a versatile and promising property in the heart of the action. Contact us now to learn more details and secure your spot in Cali's prosperous short-term rental and hospitality market.

We await your call to make your next great investment a reality!

With this copy, we highlight the features that make the property attractive to investors and developers interested in short-term rentals, emphasizing its strategic location and potential for profitability. Remember to always provide detailed and accurate information in the listing, ensuring that the presented data is correct and verifiable. Good luck with your advertisement!

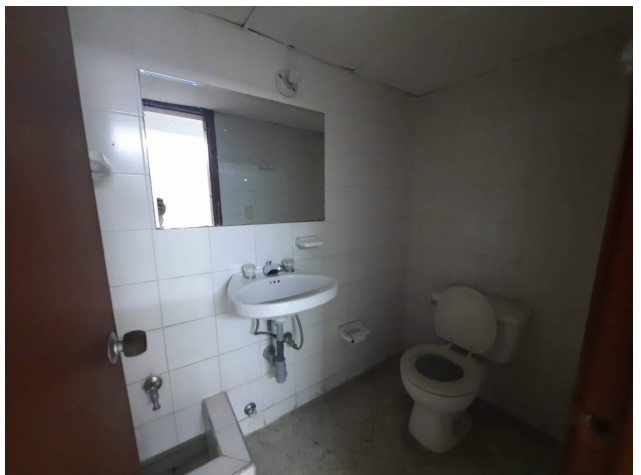
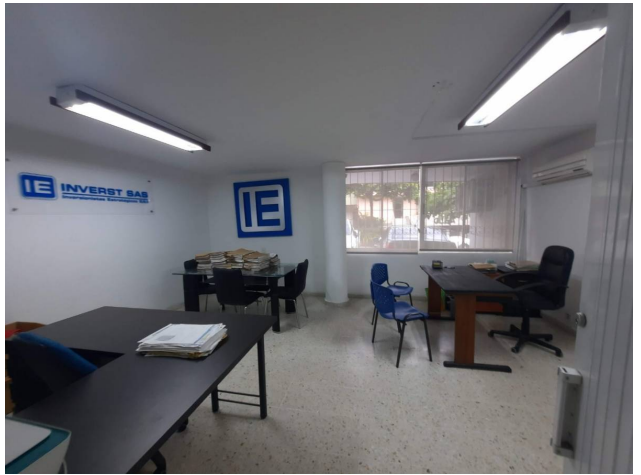
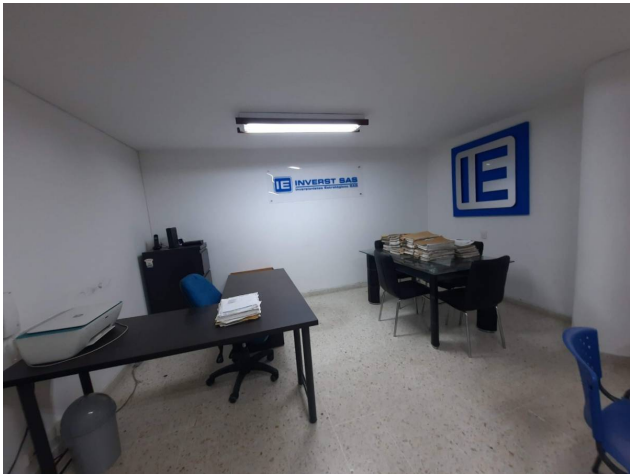
Location

Santa Monica, Cali, Valle del Cauca

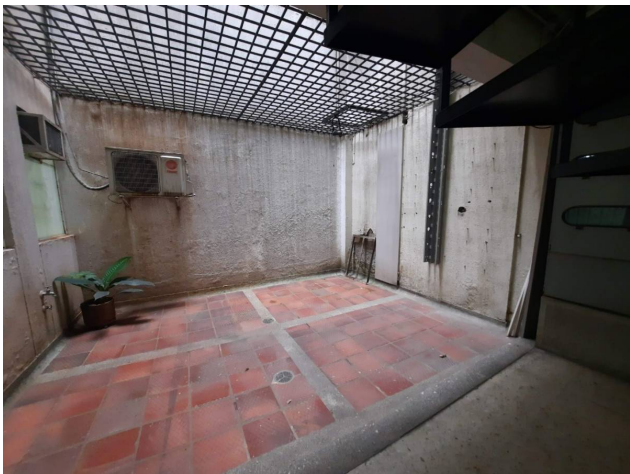
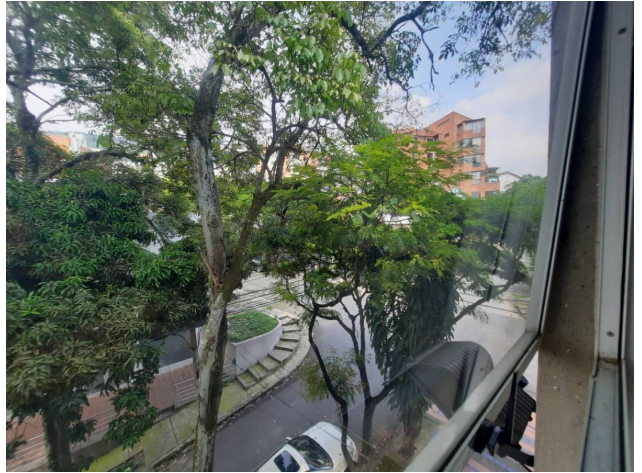
References



Photo Catalog









Carrera 2 Oeste # 2 - 41 oficina 201, El Peñón, Cali, Valle del Cauca
T 6023747000 | publicidad@c21racines.com | www.c21racines.co

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.