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CENTURY 21

La Heredad

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Retail for Sale

Belén, Medellín, Antioquia



Sale: \$350,000,000.00

Maintenance : \$0

Property type: Locale

Operation: Sale

- **Stratum:** 4
- **Land:** 76.0 sqm
- **Building:** 76.0 sqm
- **Front measurement:** 9.4 m
- **Background measurement:** 5.4 m
- **Bathrooms:** 2
- **Kitchen:** Kitchenette
- **Land:** regular
- **Condition:** Good
- **Land Use:** Cornerback
- **Floor number:** 1
- **Construction Quality:** Middle - High

- **Floor Type:** Baldosa

• Natural gas water heater

• Cutfire door
• Build style: Tradicional

• Manual door
• Construction status: Completado
• Finishes: Standar v
• Common parking lots: 1

• Security door
• Profitable Construction Area: 76
• Retail / Offices: 2

• Ft per floor: 76

• Year of construction: 2005

Property status

State: Good

Age: 18

Without Mortgage: Yes

Description

Are you looking for a unique investment opportunity in one of the most promising areas of Belén? This is the perfect time! We present this magnificent premises made up of two adjoining spaces, adding a total of 76 square meters.

Featured Features:

Privileged location: Located in the heart of Belén, in the renowned Western Homes. This area is known for its welcoming atmosphere and constant growth in capital gains.

Corner and Illuminated: Enjoy the natural luminosity provided by this strategic corner, ideal for attracting customers and offering a comfortable environment.

Essential amenities: Equipped with 2 full bathrooms, gas network and large parking areas. Everything you need to ensure comfort for both your clients and staff.

No administration: Forget about additional expenses, this location has no administration costs, which makes it an even more attractive investment.

Green areas and Valorization: Surrounded by green areas and with access to recreation areas, promoting a harmonious and attractive environment for your business. Furthermore, located in a sector in constant appreciation, guaranteeing a safe return on your investment.

Sale price: \$350,000,000 COP

Annual Property Tax: \$128,000 COP

Don't miss this unique opportunity to acquire a premises with all the necessary amenities to boost your business. Contact us now for more information and schedule your visit!

Location

Belén, Medellín, Antioquia

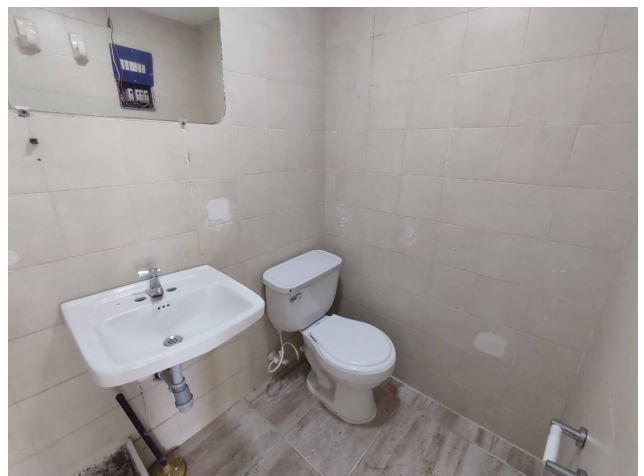
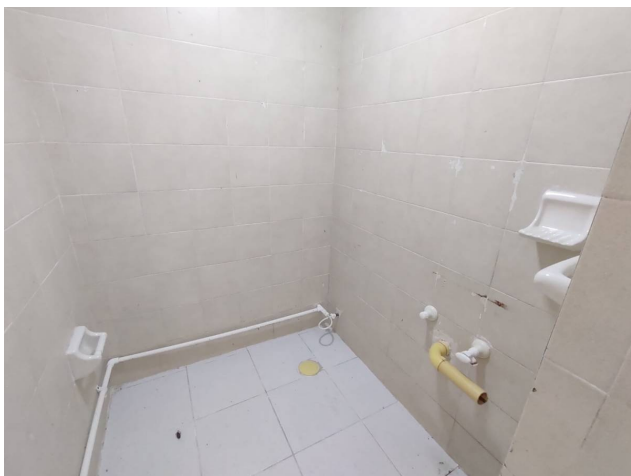
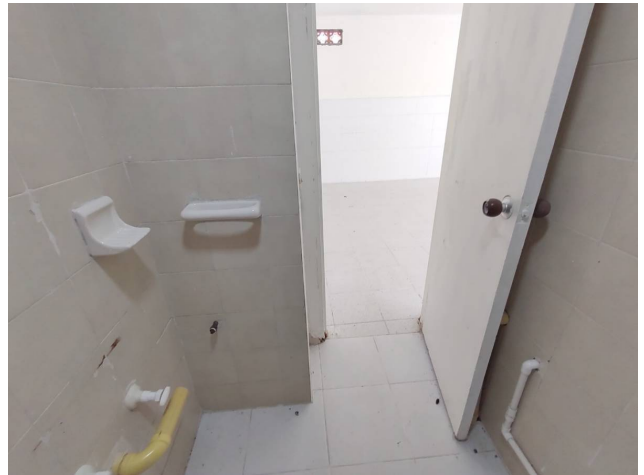
References



Photo Catalog











Calle 35 A # 80A - 06, Laureles, Medellín, Antioquia
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Property subject to availability.

Price subject to change without notice.

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