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**CENTURY 21.**

La Heredad

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**Retail for Rent**

**Belén, Medellín, Antioquia**



**Rent: \$3,300,000.00**

**Property type: Locale**

**Operation: Rent**

- **Stratum:** 3
- **Land:** 75.0 sqm
- **Building:** 75.0 sqm
- **Half Baths:** 1
- **Stories:** 5
- **Kitchen:** Kitchenette
- **Condition:** Very good
- **Land Use:** Alta mixtura
- **Floor number:** 1
- **Construction Quality:** High
- **Floor Type:** Cerámica

- Pets Allowed
- Courtyard
- Shopping area
- Nearby parks
- In commercial area
- Urban area

- Disabled access
- Installation of gas
- Residential area
- Paved Access
- In residential area
- Close to commercial sector

- Independent services
- Good access

- Warehouse
- Laundry area
- Colleges / Universities
- Near Urban Zone
- On secondary road
- High resistance floor
- Comfortable access routes
- Local Exterior
- Platforms

- Manual blinds
- On main road
- Trans. Close public
- Public services
- All the services
- Retail
- Close to shopping center
- Internal Patio
- Natural lighting

## Property status

State: Very good

Age: 2019

Without Mortgage: Yes

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## Description

Commercial premises for rent in Belén Los Alpes with a 75m<sup>2</sup> space with natural gas network installation near the Los Molinos shopping center, a few steps from the University of Medellín, near Quimbaya Park, near Los Alpes Park with easy access to transportation public a few steps from the UDM Metroplús station with high pedestrian and vehicular fluidity, perfect for use as a mini market, a pet store, a stationery store, a restaurant or fast food, space and functionality with a total area of 75 m<sup>2</sup> Equipped with a natural gas network, ideal for businesses that require cooking or heating facilities Strategic location just a few steps from the renowned Los Molinos shopping center, guaranteeing a constant flow of potential customers. Proximity to the University of Medellín, ensuring a young and dynamic public. Within walking distance of Parque Quimbaya and Parque de Los Alpes areas that attract families and local residents. Easy access to public transportation just a few steps from the UDM Metroplus station, facilitating the arrival of both clients and employees. Area with high pedestrian and vehicular fluidity, perfect for attracting a large number of visitors daily.

The strategic location guarantees excellent visibility for your business. The proximity to public transport stops ensures that both clients and employees can get there easily. The proximity to educational and commercial centers provides a constant flow of professional students and families. The premises are designed for multiple commercial uses, be it a mini market, a pet store, a stationery store, or a restaurant.

Ideal for entrepreneurs in the food sector. Owners of restaurants or fast food businesses looking for a well-located space with natural gas facilities to optimize their operations. Merchants and retailers who own mini markets, pet stores or stationery stores who want to benefit from a location with high pedestrian and vehicular traffic. Investors or People interested in opening a business in an area with a large influx of students and residents, ensuring a constant flow of potential clients. Recognized brand franchises seeking to expand their presence in a strategic location within Medellín. This location is a gem for any business seeking growth and visibility. Don't miss this unique opportunity to establish your business in one of the best commercial areas of Medellín!

For more information and to schedule a visit, do not hesitate to contact me. I'm here to help you grow your business!

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## 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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