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CENTURY 21.

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Retail for Rent

Caldas, Cali, Valle del Cauca



Rent: \$7,500,000.00

Property type: Locale

Operation: Rent

- **Stratum:** 3
- **Land:** 116.0 sqm
- **Building:** 116.0 sqm
- **Front measurement:** 6.1 m
- **Background measurement:** 12.9 m
- **Bathrooms:** 1
- **Stories:** 1
- **Land:** irregular
- **Land Use:** commercial
- **Construction Quality:** High
- **Floor Type:** Other
- **environments:** 1

- | | | | |
|-----------------------|---------------------------|---------------------------|--------------------|
| • Disabled access | • Warehouse | • Manual gate | • Manual door |
| • Panoramic view | • On main road | • Shopping area | • Residential area |
| • Trans. Close public | • Supermarkets / C.Ciales | • Exterior parking bay | • Public services |
| • In commercial area | • In residential area | • Outside Shopping Center | • Kitchenette |
| • Level Parking | • Security fence | • Local Interior | • Retail |
| • Entrance ramp | | | • Good access |

Property status

Age: 2024

Without Mortgage: Yes

Description

An impressive 116 square meter corner space is offered for rent in the dynamic Caldas neighborhood, south of Cali. This location is located on a main road with a high vehicular and pedestrian flow, in an area of intense commercial movement, ideal for brands looking for quick recognition and a strategic location.

Local Characteristics:

- *Total Area:* 116 m²
- *Height:* 4.5 meters, ideal for specific adaptations according to the client's needs.
- *Facade:* Wide and visible from multiple angles, perfect for advertising and attracting customers.
- *Distribution:* Open space and adaptable to various commercial configurations.
- *Windows:* Large windows that allow excellent natural lighting and visibility from the outside.
- *Access:* Direct from the main street, facilitating customer access.

Competitive advantages:

- *Strategic Location:* On a corner on a main road with intense vehicular and pedestrian traffic.
- *Commercial Environment:* Surrounded by various businesses and services, guaranteeing a constant flow of potential clients.
- *Versatility:* The space can be adapted according to the specific needs of the business, allowing complete customization.
- *Visibility and Recognition:* The corner position and the height of the premises offer unbeatable exposure for any type of business.

Ideal for:

- High impact retail stores
- Restaurants, cafes and bars
- Commercial offices and customer service centers
- Franchises and emerging businesses
- Specialized services

This location represents a unique opportunity to establish your business in one of the most vibrant commercial areas in southern Cali. Don't miss the opportunity to secure a privileged space that guarantees visibility and a constant flow of clients, with the flexibility to adapt the space to your specific needs.

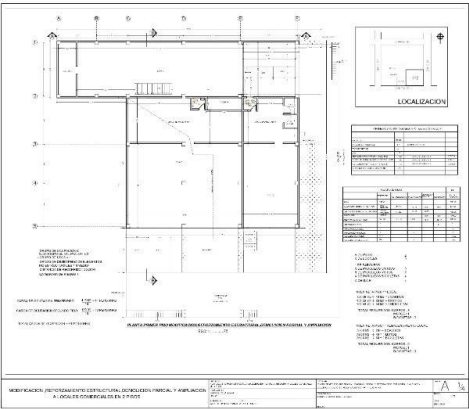
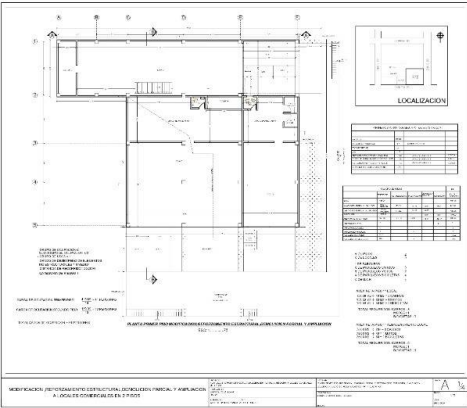
Location

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References



Photo Catalog



Carrera 2 Oeste # 2 - 41 oficina 201, El Peñón, Cali, Valle del Cauca
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Property subject to availability.

Price subject to change without notice.

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