

# Cap Rate 10.4% Office with Triple A Client in Escazu

# \$531,530

ID: 13951

📍 Escazu, San Jose

Property Type: Business • Bedrooms: 1 • Size: 159 SQ M • Built: 2018



- Status: Active/Published
- Alarm System
- Close To Transport
- Internet
- Parking Spaces
- Central Air
- Commercial
- Investment Opportunities
- Air Conditioning
- Close To Shops
- Income Producing
- Security Access

## Property Description

Profitability 10.4% Office for sale in corporate center in Escazú. The corporate center is located in the best area and with the highest capital gains in the country, just 1 minute from Route 27, it has a free zone regime. It has a triple A tenant, located on the third floor with a 3-year contract ending in 2025. The building has 289 parking spaces which are located on 5 parking floors with a 1/30 ratio. Each office has independent air conditioning, has 6 elevators, a battery of bathrooms per floor which complies with law 7600, dining room for employees, 2 meeting rooms for common use, reception, terrace ideal for corporate events, 24-hour security /7 and beautiful parks and green areas. The property can be sold without improvements at a price of \$411,800, which gives a Cap Rate of 9.10%. With improvements \$531,530 with a Cap Rate of 10.42%

## Additional

- ID 13951
- Active/Published
- 1 Bedrooms
- For Sale
- Business
- Parking Spaces : 5
- \$531,530
- 1 Bathrooms

**Costa Rica Direct: 506 8443 7173**

**US Number:**

100 meters west of the Ebais San Francisco Coyote, Nandayure, Guanacaste

