

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

📍 Escazu, San Jose

For Sale

# \$531,530

ID: 13951

• Property Type: Commercial • Bedrooms: 1 • Built: 2018 • Size: 159 sq m • 0.04 Acres • Floor Area (SQFT): 1,712



- 1 Bathroom
- Central Air
- Commercial
- Investment Opportunities
- Air Conditioning
- Close To Shops
- Income Producing
- Security Access
- Alarm System
- Close To Transport
- Internet

## 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%

+506-2787-0223

50 Meters North of the Roca Verde Hotel Dominical, Bahia Ballena,  
Punternas, Costa Rica 60504

