



**Retail for Sale**

Mercedes y Yaguarón 1111 Centro, Montevideo



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**Sale: US\$ 320,000**

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**Property type: Locale**

**Operation: Sale**

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- **Land:** 300.0 sqm
  - **Building:** 300.0 sqm
  - **Bedrooms:** 4
  - **Bathrooms:** 2
  - **Stories:** 2
  - **Land:** regular
  - **Condition:** Very good
  - **Construction Quality:** Middle - High
  - **environments:** 8

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- Water
  - Phone
  - Year of construction:  
1980

- Electricity
- Basement

- Internet
- Toilette

- Pavement
- Bright

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**Property status**

State: Very good

Age: 1980

Without Mortgage: Yes

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## Description

Sale of excellent local with rent in front on Mercedes street corner Yaguaron.

300 total square meters divided into a ground floor of approx. 200 meters, two mezzanines suitable for offices and/or storage, basement, 2 bathrooms and patio.

Blinds made again on the entire street front Mercedes (13 meters.).

Excellent condition, floors, bathrooms, paint, electricity (with three-phase), metal curtain.

New ceiling at the entrance with led lighting.

Large windows on Mercedes street.

Zone of great pedestrian circulation on the door.

approx. represents a 7% annual return in dollars, USD 20,000, two-year rent, very good payer.

Real estate fees 3% plus VAT

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## Location

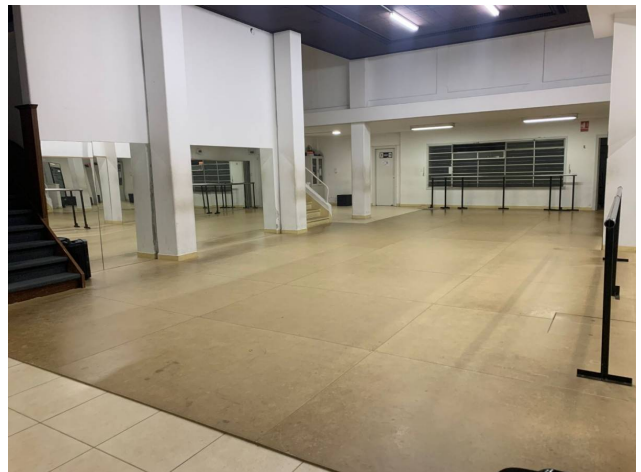
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## References



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## Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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