



**Retail for Sale**

Cordón, Montevideo



**Sale: US\$ 329,000**

**Property type: Locale**

**Operation: Sale**

- **Land:** 108.0 sqm
- **Building:** 108.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 10
- **Land:** regular
- **Condition:** New
- **Construction Quality:** High

- **environments:** 2

• Office

• Toilette

• Year of construction:  
2022

• Retail / Offices: 1  
• Retail / Offices in  
Building: 1

• Ft per floor: 108

• Private parking: 53

**Property status**

State: New

Age: 2022

Without Mortgage: Yes

## Description

LOCAL WITH MONTHLY INCOME OF \$78,000!!

In an unrivaled location in the Cordón neighborhood, an area that has a strategic location with excellent connectivity to be close to a wide variety of services such as educational centers, services and recreation spaces.

The premises located on the ground floor are within an international-class project with 2 buildings of excellent architecture that include more than 100 apartments for sale.

The Building has amenities that enhance the property, among which we find:

Large fully equipped barbecues with excellent views

Study and reading room

Cowork Space

Gym

Organic garden

Children's playroom

Enjoy the tranquility of the neighborhood environment without worries, along with sophisticated environments with excellent quality of finishes, where comfort and warmth are present in every detail.

Technology says present:

CCTV Video Surveillance

Digital access to the unit

Smart goalkeepers

Access control from SmartPhone

Low common expense costs

Occupancy expenses 4%

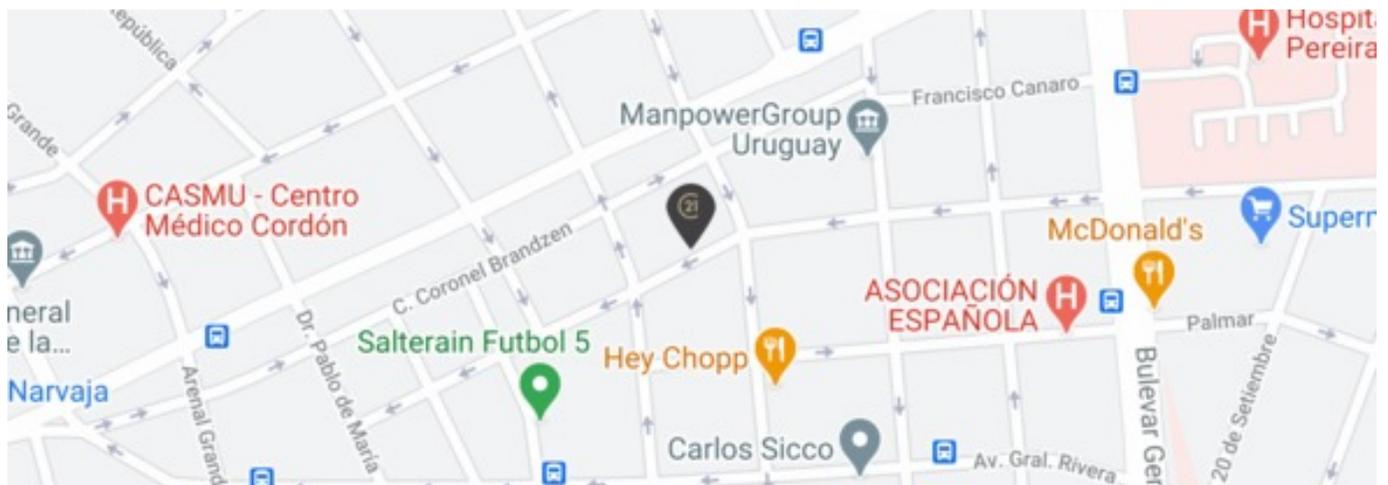
Consult about different forms of financing.

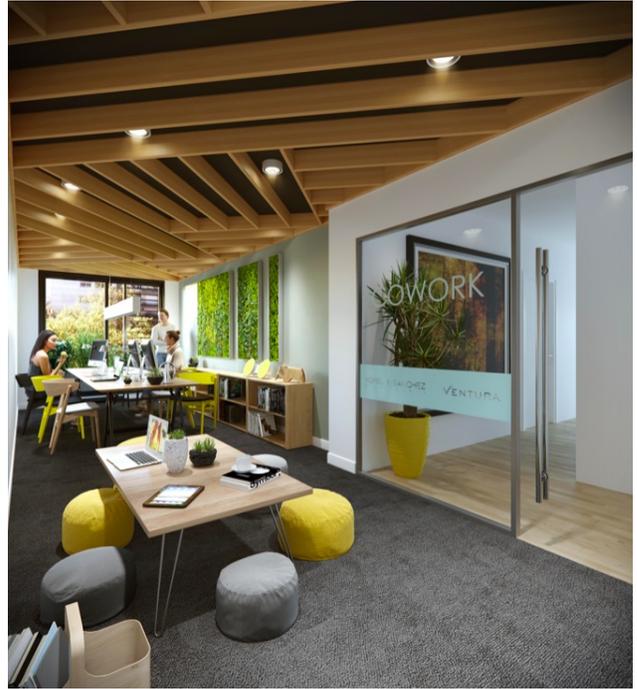
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## Location

, Cordón, Montevideo

## References





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Property subject to availability.

Price subject to change without notice.

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measurements are approximate and must be confirmed with the relevant documentation.