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Retail for Sale

Gral Flores 2340 Goes, Montevideo



Sale: US\$ 89,000

Property type: Locale

Operation: Sale

- **Land:** 185.0 sqm
- **Building:** 76.0 sqm
- **Front measurement:** 4.0 m
- **Background measurement:** 43.0 m
- **Half Baths:** 1
- **Stories:** 1
- **sqft Garden:** 106
- **Land:** regular

- **Condition:** Regular
- **Number Of Houses:** 2
- **Construction Quality:** Middle
- **environments:** 1

- Pets Allowed
- Courtyard

- Water

- Electricity

- Pavement

Property status

State: Regular

Age: 1972

Without Mortgage: Yes

Description

WORLD LEADER in REAL ESTATE SERVICES, OFFERS:

#COMMERCIAL LOCAL SALE PH MULTIRUBRO in EXCLUSIVE !!!

It is located in a strategic area of Av. Gral Flores (between Libres and Marcelino Berthelot), in the Goes neighborhood.

IDEAL INVESTORS for INCOME (8 to 9% expected annual return in USD), as well as TRADERS!

- The cover property "COMMERCIAL PREMISES" has 76M2 built, as well as 106M2 of patio (according to cadastral

documents).

- Likewise, the land has 369M2, which shows the current potential for multiple items of commerce.
- 8 meters in front, 43 meters long and west facing.

HISTORY OF THE NEIGHBORHOOD GOES

Goes is a neighborhood in the city of Montevideo, Uruguay.

Its limits are Domingo Aramburú street (to the south), Arenal Grande street (to the east), General San Martín Avenue (to the west), and General Garibaldi Avenue (to the north).

It is surrounded by the following Montevidean neighborhoods: Villa Muñoz (to the south), La Figurita (to the east), Jacinto Vera (to the north), and Reducto (to the west).

On December 20, 1866, one of the entrance roads to Montevideo was called "Camino Goes", derived from its crossing by an old business existing on the corner formed by the current General Flores and General Garibaldi avenues; and its name pays tribute to the Scipión Vicente Goes brothers, who had introduced animals to the region in the 16th century.

Its EXCELLENT location and potential base to recycle, reformulate or transform existing or new spaces stands out.

The area has extensive services, such as: lighting, water networks, electricity, telephony / WI-FI, sanitation, among others.

In turn, it has a wide range of services among which stand out: Legislative Palace, Montevideo Agricultural Market, Reus Shopping Center, schools, high schools, collection networks, sports / social clubs, supermarkets, public offices, BROU, pharmacy, among other shops of other items. APPLY the concept "CLOSE TO EVERYTHING" and a large number of people.

The neighborhood due to its proximity to Arenal Grande (400 meters), Av. Rivera (500 meters), Av. Agraciada (500m), Av San Martín (300m), has excellent connectivity, buses to different points in Mdeo, as well as services in general of all items.

The COMMERCIAL PREMISES has:

- Metal curtain to roll to the front, bars, as well as access door to it (good security) and reinforced rear door.
- Updated electrical and sanitary.
- Good light and ventilation.
- Height windows to provide more lighting.
- Good constructive quality and state of conservation to improve.
- Opportunity/potential to develop deposits at its bottom.
- Complete toilet.
- Outdoor pool with sink.

Complementary information: WITHOUT COMMON EXPENSES !!

- Approximate Annual Real Estate Contribution: \$7,500 approx.
- Annual Primary Tax approx.: \$2,000 approx.

** COUNTED PRICE: USD 95,000 ** / OFFERS are analyzed on a case-by-case basis !!

The publication price does NOT include: Fees for Professional Real Estate Service: 3%+VAT

Documentation up to date / ACCEPT BANK !!

IN SUMMARY: Very good potential base, excellent location to services and connectivity, good built footage, excellent price, great merchant/investor potential, among others.

Don't stop meeting her!!

Schedule your VISIT NOW or MAKE your inquiries by all means !!

We share with all real estate colleagues, in order to unite SUPPLY with DEMAND and obtain more dynamic business, under the WIN-WIN concept.

We are a Real Estate Network (100 real estate agents)

We manage + 2,000 properties (Rental and Sale).

YOUR EXPERIENCE, OUR SATISFACTION !!

Location

Gral Flores 2340 , Goes, Montevideo

References

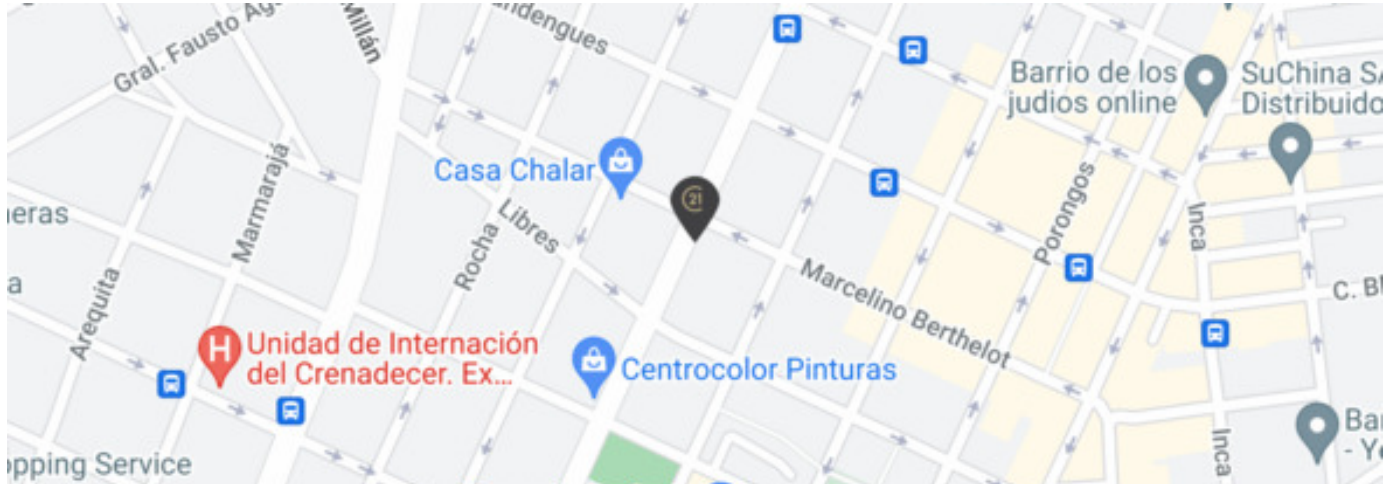
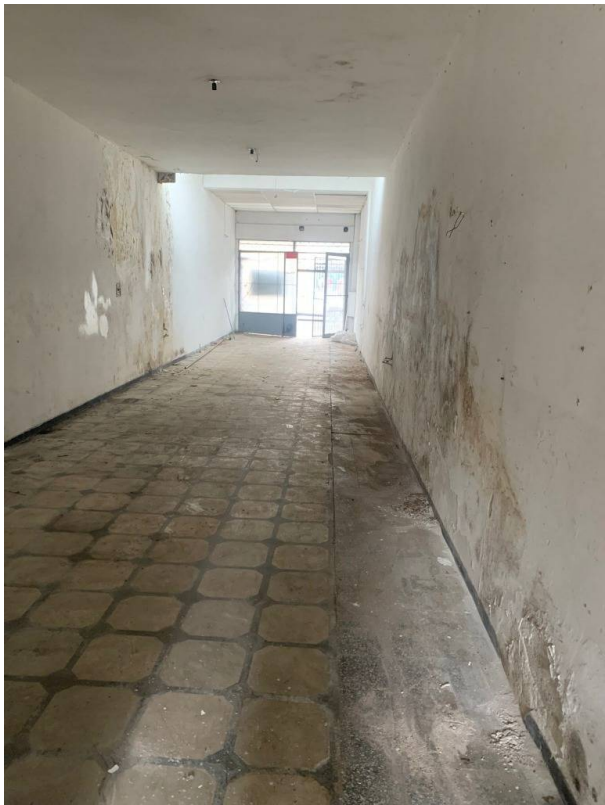


Photo Catalog









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Price subject to change without notice.

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