CENTURY 21.

Alpha

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Retail for Sale

Soriano Cordón, Montevideo



Sale: US\$ 390,000

Property type: Locale Operation: Sale

Land: 85.0 sqm
Building: 205.0 sqm
Bathrooms: 1
Land: regular
Condition: New
environments: 2

Water

• Phone

• Tipo de Padrón del

inmueble: 2

Cable

Bright

Good access

• Electricity

Security

Natural lighting

Internet

Acceso al Garage: 3Year of construction:

2023

Property status

State: New Age: 2023

Without Mortgage: Yes

Description

Designed for innovative and efficient companies, this local is ideal for those looking for visibility and space. It is strategically located in the heart of the Cordon neighborhood, one of the most vibrant, diverse and busy areas of Montevideo.

CHARACTERISTICS:

- Surface: 85 m2 premises + 120 m2 basement warehouse with direct access to the garage, which provides very good logistic for loading and unloading merchandise.
- Facade: Facing the street, attractive and visible. It attracts the attention of pedestrians and presents great exposure for the business.
- Lighting: Large windows facing the street provide abundant natural light.
- Distribution: The interior space is efficiently distributed, with open and flexible areas that can be adapted to various commercial needs.
- Services: It has kitchenette and bathroom in the underground sector.
- Parking: Option to purchase garages from US\$ 18.500.

THE ENVIRONMENT:

Cordon neighborhood is known for its cultural diversity and friendly atmosphere, with a mix of historic and modern architecture. It has undergone a significant transformation from being a primarily residential area to a place where cultural, academic, commercial, financial and entertainment life converge. This services plurality, in addition to its central and accessible location, makes it an attractive and strategic destination for a diverse range of business and perfect for attracting a wide clientele, both local and tourist.

Real state fees: 3% + Iva

Location

Soriano, Cordón, Montevideo

References Intendencia de Montevideo Mirador panorámico de la Intendencia de Sanatorio Central Dr... Canelones Canelones MACOCO Café Maldonado

Photo Catalog



















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Property subject to availability.

Price subject to change without notice.

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