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# CENTURY 21.

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## Retail for Sale

San Jose 1173 Centro, Montevideo



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

**Maintenance : 10,000**

**Property type: Locale**

**Operation: Sale**

- **Land:** 332.0 sqm
- **Building:** 211.0 sqm
- **Front measurement:** 9.9 m
- **Background measurement:** 34.0 m
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Half Baths:** 1
- **Stories:** 6
- **Kitchen:** sinCocina
- **Land:** regular
- **Condition:** Very good
- **Construction Quality:** Middle - High
- **environments:** 5

- |                         |                    |            |                   |
|-------------------------|--------------------|------------|-------------------|
| • Water                 | • Cable            | • Sewer    | • Electricity     |
| • Internet              | • Pavement         | • Phone    | • Desk            |
| • Office                | • Toilete          | • Alarm    | • Suitable credit |
| • Suitable professional | • Bright           | • Elevator | • Reception       |
| • Good access           | • Natural lighting |            |                   |

## Property status

State: Very good

Age: 1940

Without Mortgage: Yes

## Description

ATTENTION - world leader in real estate business, offers for sale:

Magnificent shop in the Center of Montevideo, with particular characteristics that give more value to the offer:

Main and particular characteristics:

- 1- The shop have a double entrance on San José Street.
- 2- The shop also have access from Plaza Cagancha.
- 3- Large windows and excellent visibility from San José Street.
- 4- Very good general state of conservation: plasters, floors, ceilings, pavements and updated electrical and sanitary installation.
- 5- 64 m2 low level with an updated toilet and double entrance, main in front and secondary on the side.
- 6- 147 m2 second floor with a large storage room, access by stairs or elevator and second entrance through Plaza Cagancha, with 2 complete and updated bathrooms, 2 large offices and a meeting room.
- 7- The versatility of the shop stands out, with the possibility of using the upper floor as a private home and having the shop downstairs, ideal for a family or businessman who lives upstairs and has his commercial place downstairs or that is used as it is now, 100 % as commercial premises, warehouse, meeting room and office.

Detailed description:

It is a shop, currently operational, with a total constructed area of 211 m2, on San José Street, between Zelmar Michelini and Héctor Gutiérrez Ruiz, in the Centro Neighborhood of Montevideo.

The shop whose year of construction is 1940, is developed on 2 floors, facing South.

On the first floor, with a surface area of 64 m2, has a main entrance to it on San José Street and has a second side entrance, a customer service desk with a bathroom at the back and a large exhibition room.

The second floor is accessed through a comfortable and wide staircase made of material and marble.

The second floor of 147 m2 has 3 rooms at the front, which function as offices or offices and a meeting room, 2 complete and updated bathrooms and a large storage or warehouse area with shelves and pine wood floors in good condition.

It should be noted that the place is a solid traditional construction, which is generally in a very good state of conservation and the doors, windows and floors are made of wood and carpentry, also in very good condition.

It has central heating by radiators whose cost is included in the common expenses.

The cost of water for the upper floor is also included in the common expenses, but the downstairs premises have the cost of water separately, you pay what is consumed.

The property is located in a commercial environment, highlighting its location on San José Street and being just 1 block from 18 de Julio Avenue and also with access through Plaza Cagancha, being an area of concentration and flow of many people and an excellent commercial point.

The security of the area is also highlighted, being in the immediate surroundings of this location, the Police Headquarters, the Supreme Court of Justice and the 2nd police station, the area being one of the most monitored, also by the police camera monitoring systems.

Please make your questions and coordinate your visit to this magnificent location.

Common expenses: 10.000 \$U per month

Annual contribution tax value: \$U 34.500

Annual primary tax value: \$U 9.500

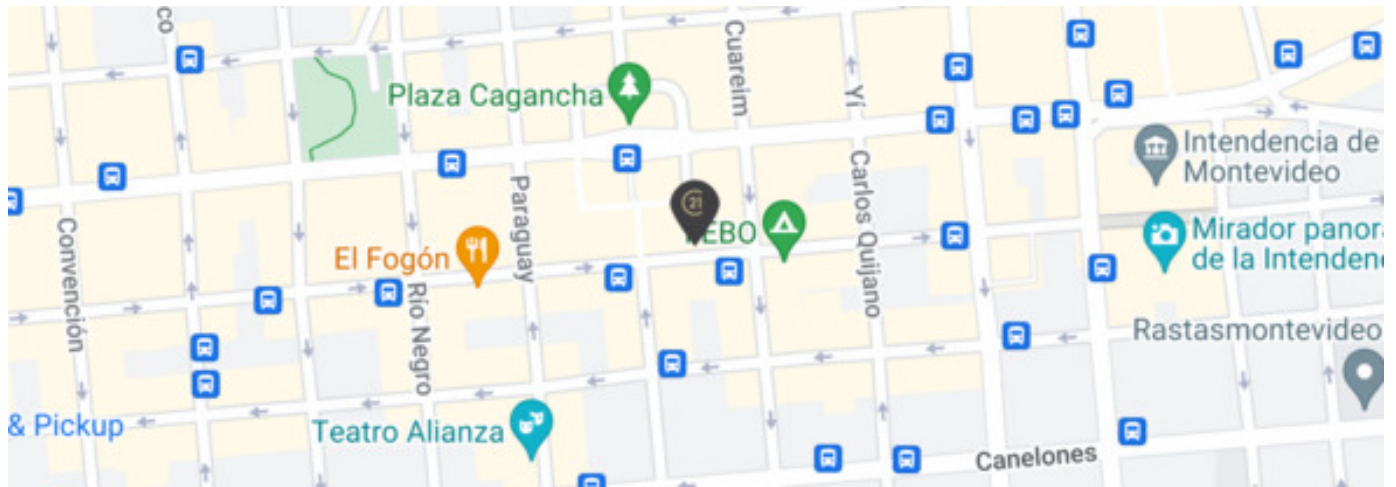
Real estate fees: 3% + IVA

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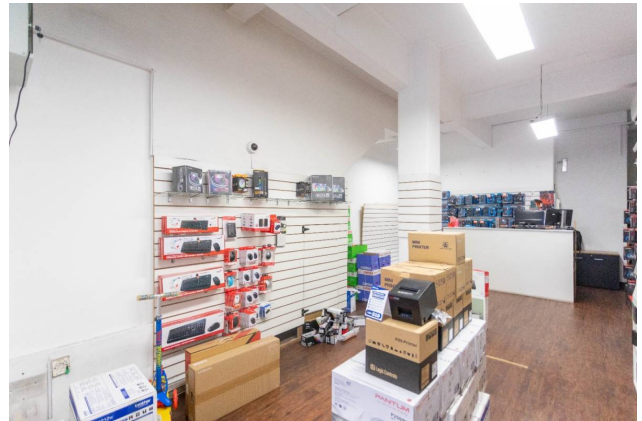
## Location

San Jose 1173 , Centro, Montevideo

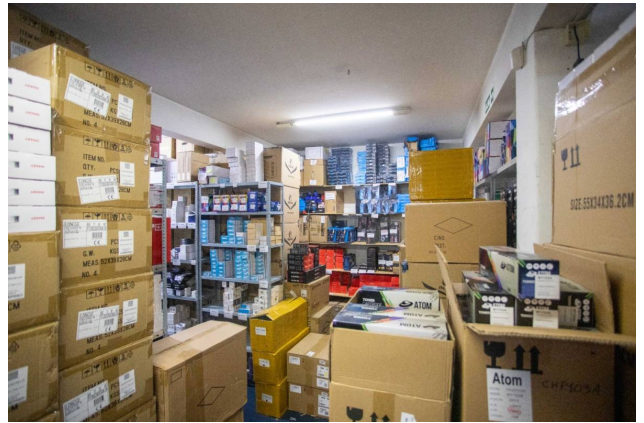
## References



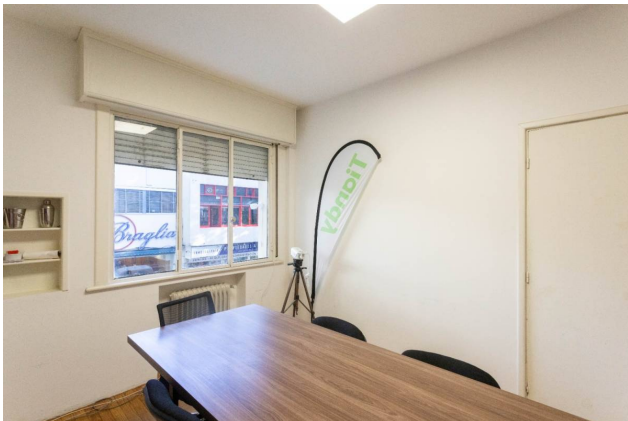
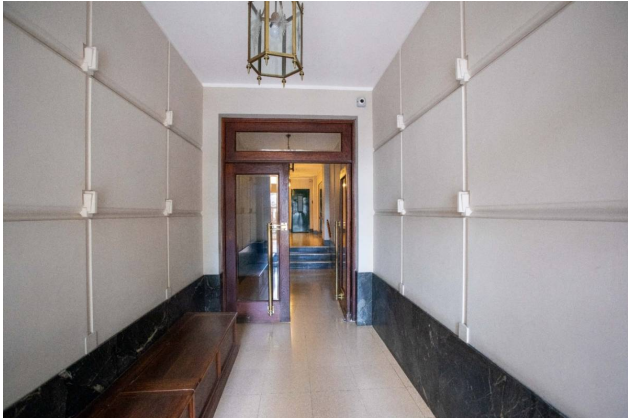
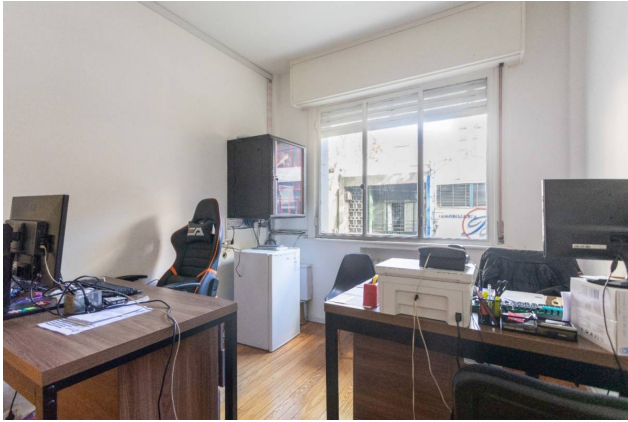
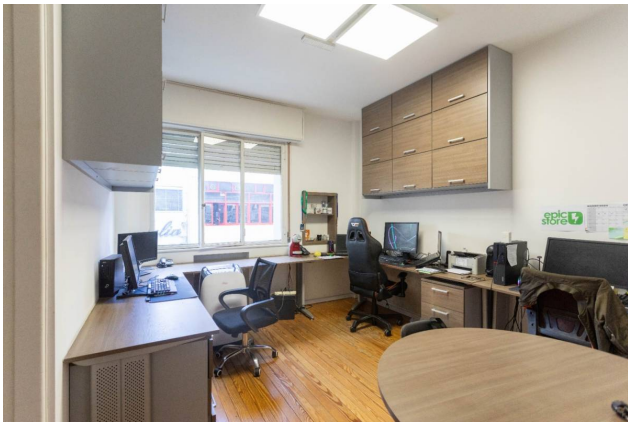
## Photo Catalog











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