

60859, LIVE UPSTAIRS, RUN YOUR BUSINESS DOWNSTAIRS THE PERFECT LIVE-WORK OPPORTUNITY

Restaurant. **For sale.** \$ 650,000



Bo Guayabo- Carr 414 KM 6.0, Aguada, PR, 00602

Thriving Restaurant + Furnished Home – Mixed-Use Property in Guayabo, Aguada, PR.

This is your opportunity to acquire a fully operating, highly regarded restaurant and a beautiful furnished home, all in one location. The property offers a total construction area of 2,365 square feet, located on a 544.50 square meter lot. Ideally located in Guayabo, Aguada, this mixed-use property offers unparalleled lifestyle, income, and growth potential. First Floor: Turnkey Operating Restaurant. The 846 square foot ground floor houses a popular, established restaurant called "Reina Mora," which has gained a strong local customer base over the past 6.5 years. Currently operating only three nights a week, it welcomes approximately 20 diners per night; with those limited hours, it is already consistently profitable. Expanding to two or three additional days could result in significant growth in revenue and reach. This is a true turnkey opportunity, including: a fully equipped commercial kitchen, dining room furniture and decor, inventory and supply chain, and a loyal clientele. All permits, licenses, and business taxes are fully up-to-date through May 2026. Important Note: The owners are pursuing their next dream and are ready to pass this thriving business on to the right owner, who will sustain its success. This business will remain fully operational and operate with normal business hours until sold. Second Floor: Fully Furnished 3-Bedroom Home Above the restaurant is a spacious, move-in-ready 1,034-square-foot home with 3 bedrooms, 2 bathrooms, a living room, a dining room, a kitchen, and two balconies, front and back. The home is being sold fully furnished, making it ideal for living, rental income, or short-term stays. Backyard: A Chef's Dream Garden Behind the property lies fertile soil that adds incredible value to both the home and the restaurant. You can grow tropical flowers to decorate the restaurant, along with fruits, vegetables, and herbs. Whether you're a chef or a hospitality entrepreneur, this backyard can transform your daily menu into an authentic farm-to-table experience. It's more than just a property: it's a lifestyle and a business, all in one. Live upstairs, run your dream business downstairs, and grow your own ingredients in the backyard. Coordinates: 18.366550 - 67.218000.

MORE INFORMATION

Name **Yazmin Rivera**
Phone 787-806-5674

BASIC INFORMATION:

Bedroom/s : 3
Bath : 2.5

LAND INFORMATION:

Total : 544
meters
Square feet : 2365

CONVENIENCE:



Mobile

787-245-3722