



## 59 Calle Estacion, Aguada, PR, West, 00602

Amazing Commercial Opportunity

Fantastic opportunity with this fixer-upper commercial property located in the charming town of Aguada, directly across from Colegio San Francisco. Perfectly positioned just 10 minutes from Rincón and 9 minutes from the stunning Pico de Piedra beach, this property offers exceptional potential for various uses, including offices or a school. Property Highlights: First Office: Two separate rooms with a half bathroom. Second Office: Four separate rooms featuring a small kitchen and a half bathroom. Third Office: Two rooms with a half bathroom. Warehouse: A spacious warehouse area approximately 1,000 sq. ft. Additional Amenities: Two half bathrooms located outside. Residential Units: Two apartments, each with a bathroom and a loft. The property also includes ample parking space at the rear, enhancing its accessibility and convenience. Situated within walking distance of excellent restaurants, banks, and fast food establishments, this location provides both functionality and prime visibility. With its excellent location and versatile layout, this property is a great investment opportunity for those looking to capitalize on Aguada's growing market. Don't miss out on this chance to create a thriving business or educational facility in a vibrant community! Coordinates: 18.379537, -67.192350..

### BASIC INFORMATION:

Bedroom/s : 2  
Bath : 5.5

### LAND INFORMATION:

Total : 923  
meters  
Square feet : 2000

### CONVENIENCE:

### MORE INFORMATION



Name **Yezenia N Reyes**  
Phone 787-361-8941  
Mobile 787-245-3722