



**Francisco Hernández**  
Chico

**CENTURY 21.**

Country House

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### Retail for Sale

Av 19 de abril s/n, Girardot, Maracay, Aragua



**Sale: \$70,000**

**Property type: Locale**

**Operation: Sale**

- **Land:** 157.2 sqm
- **Building:** 157.2 sqm
- **Front measurement:** 9.8 m
- **Background measurement:** 18.8 m
- **Bathrooms:** 5
- **Stories:** 2
- **Land:** regular
- **Condition:** Regular
- **Construction Quality:** Middle
- **Office area:** 6

• **environments:** 6

- |                   |                       |               |               |
|-------------------|-----------------------|---------------|---------------|
| • Water           | • Sewer               | • Electricity | • Natural gas |
| • Vía Pavimentada | • Kitchen             | • Office      | • Bathrooms   |
| • Good access     | • Ground level access |               |               |

### Property status

State: Regular

Age: 2008

Without Mortgage: Yes

## Description

Great opportunity to invest in a commercial premises in an excellent location: Av. 19 de abril, a few meters from the Lugo Clinic, in Maracay, at street level. It is a 157.15 m2 local, distributed as follows: Left side, from the entrance to the end, has: 1 large closed room with a private bathroom, 2 smaller closed rooms sharing a bathroom, then a small closed room with a bathroom; The right side, in the same sense, has: a very large open room with 2 bathrooms, this room is wider than the left side and has the same length as it. This large open space could be conditioned into several closed spaces, based on an investment project of whoever decides to invest in this property. At the end of the two described sides it has: A large area to be remodeled where an industrial kitchen used to work; then, to one side of this area, there is a 6,000 liter underground tank, with its hydropneumatic system, then a bathroom. The place is conducive to any type of business related to the medical service, taking into account that there are establishments dedicated to this type of service very close by; Therefore, it is considered that healthy competition is generally positive for consumers, which generates demand. The ideal would be the creation of a medical center; Well, it is estimated that six or seven consulting rooms could be installed, with all their comforts; Similarly, there is the possibility of investing in the construction of a second floor, with a metal structure, to double the number of offices.

Sale Price: \$70,000

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## Location

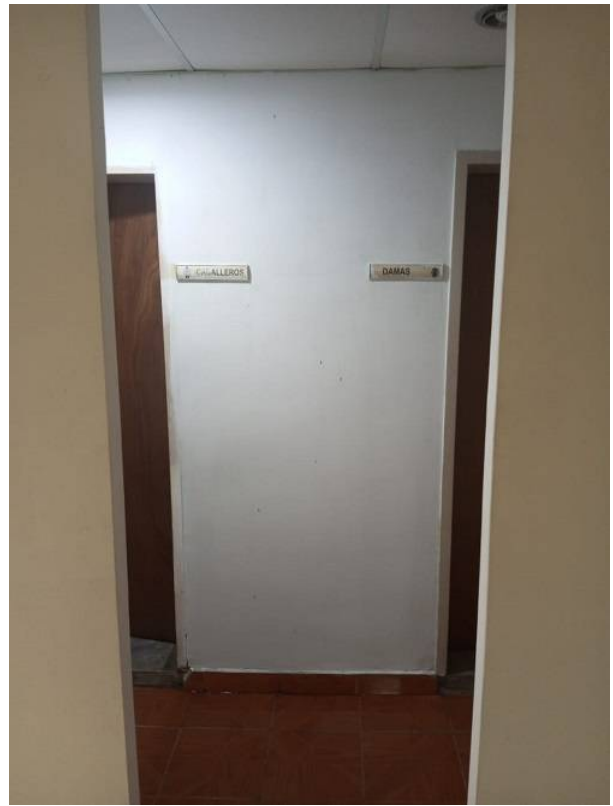
Av 19 de abril s/n, Girardot, Maracay, Aragua

## References



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## Photo Catalog









**avenida constitucion diagonal al centro comercial estacion central edificio S/N piso 2.,Girardot, Maracay, Aragua**  
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Property subject to availability.

Price subject to change without notice.

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