Downtown Tres Ríos Commercial Center

Property ID:

Price: USD 889,000.00

Address: Tres Ríos San Jose Costa Rica

Bedrooms:

Bathrooms: 2

Area: 636 m² sq.m.

Type:

Details:

Strategically positioned on the busiest avenue in Tres Ríos, this 636 m² income-generating complex delivers exceptional visibility and constant foot-and-vehicle traffic. Eleven fully independent retail units (10–20 m² each) come with their own electric and water meters, ensuring transparent billing and simple management, while solid concrete construction and a prominent corner frontage keep maintenance low and exposure high. Two shared restrooms and an exclusive customer parking area enhance convenience for tenants and visitors alike. With audited financials available on request, the property has maintained near-full occupancy, offering attractive net yields and long-term capital appreciation in one of Cartago's fastest-growing commercial hubs.

Key Features

- 636 m² total construction on a 656 m² titled lot
- 11 street-level retail units (10–20 m²) with independent utilities
- Two shared restrooms for tenants and customers
- Exclusive on-site customer parking (4 + spaces)
- High-visibility corner lot steps from banks, restaurants and public transport
- Security shutters and metal gates on every storefront
- 00 % historical occupancy; detailed financials available
- Ideal for cash-flow investors, 1031-exchange buyers or self-managed portfolios

Ready to secure steady cash flow in Costa Rica's premier commercial corridor? Contact **Florian Mode – RE/MAX First Realty**.
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Property Images














