



NORTH
SHORE
REALTY

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HIGUERA COMMERCIAL

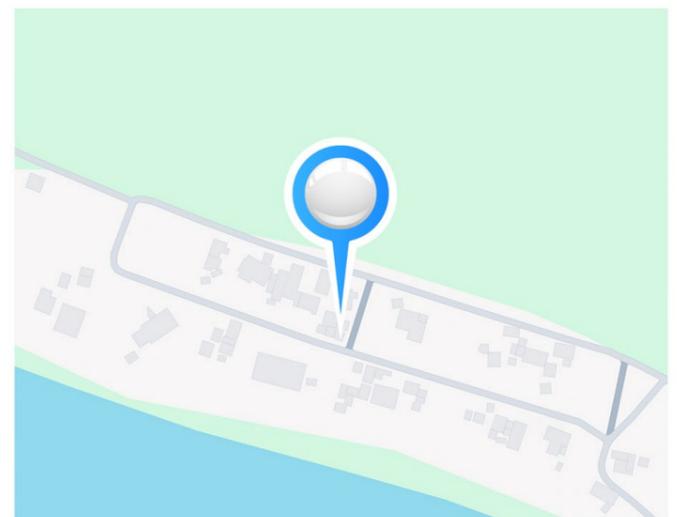
North Shore, Higuera Blanca



Six individual residential units, each with a private bathroom, two ceiling fans, one A/C unit and a separate electrical meter.

Three street-level commercial locales ideal for a yoga or pilates studio or specialty retail.

Upstairs contains three furnished studio apartments with tile floors, custom parota cabinetry, quartz countertops and Whirlpool appliances (stove & refrigerator). Furnishings are included. Utilities and systems: dual Oromapas service lines (domestic and commercial) with a 10,000 Lts cisterna feeding two 1,100 L rooftop tinacos and a separate 1,100 L tinaco in the jardín; solar hot water heater; 100 L gas tank; Telmex fiber-optic internet (upgraded speed). Property has an upgraded private municipal sewer line to allow expansion. All doors and windows are premium double-paned PVC.



FOR SALE

- 1,010.6 Sq. Mt. / 10,878 Sq. Ft. Land
- 381 Sq. Mt. / 4,101.05 Sq. Ft. of Construction
- 6 individual residential units
- 3 street-level commercial locales

\$500K USD