

Cross Property 360 Property View

409 SAN JORGE, SAN JUAN, Puerto Rico 00912

Listing

PR9109758 409 SAN JORGE, SAN JUAN, PR 00912



County: San Juan
Property Style: Mixed Use
Ownership: Sole Proprietor
Year Built: 1900
Flex Space SqFt:
Office Retail Space SqFt:

Status: Active
List Price: \$890,000
LP/SqFt: \$209.36
Special Sale: None
ADOM: 75 **CDOM:** 75

Heated Area:
Total Area: 4,251 SqFt / 395 SqM

Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: X
Number of Tenants:
Financial Package:

Premium Commercial Property for Sale or Development in Santurce, Puerto Rico Address: 409 Calle San Jorge, Santurce, PR Property Overview: Building Size: 4,251 sq. ft. spread across two floors, plus additional square footage contained in 2 private terraces Lot Size: 650 sq. meters Parking: 13 dedicated spaces Equipment: Two generators and 2 water cisterns of 600 gallons each Location: Prime position in the thriving Santurce business district Investment Highlights: This versatile commercial property offers a unique opportunity for real estate investors. The existing structure can be utilized as office space, ideally suited for professional services, tech companies, or creative industries. Additionally, the property presents substantial redevelopment potential with the option to convert it into a 7-unit guest house with several private terraces, capitalizing on the growing demand for boutique accommodations in Puerto Rico's vibrant tourism market. With two terraces (12' x 14' and 8' x 23'), one balcony and the possibility of adding two additional terraces, 5 of the 7 units in a conversion strategy could have private outdoor space. Strategic Advantages: Prime Location: Situated in the bustling Santurce area, surrounded by businesses, restaurants, and cultural attractions. Flexible Use: Can be leased as office space or reimagined as a hospitality venture. Puerto Rico Act 60 Tax Incentives: Eligible for significant tax benefits, including exemptions and tax credits under the Puerto Rico Act 60 program, designed to encourage investment and economic growth on the island. Investor Appeal: With its central location, flexible usage options, and eligibility for Act 60 tax incentives, this property is well-positioned for investors looking to maximize returns, either through long-term leasing or redevelopment into a tourism project. Contact Us Today for detailed financial projections, additional property information, or to schedule a private tour.

Land, Site, and Tax Information

Tax ID: 040-080-417-41-901

Road Frontage: City Street, State Road

Add Parcel: No **# of Parcels:**

Utilities Data: Electricity Available, Other, Public, Water Connected

Lot Dimensions:

Water Frontage: No

Water Access: No

Water View: No

Development:

Flood Zone: X

Additional Tax IDs: 040-080-417-40-000

Front Footage:

Lot Size Acres: 0.09

Lot Size: 4,251 SqFt / 395 SqM

Water Name:

Water Extras: No

Interior Information

Floors:

A/C: Mini-Split Unit(s)

Heat/Fuel:

Total Number of Buildings: 1

Ceiling Height:

Water: Public

Offices:

Freezer Space YN:

Exterior Information

Ext Construction: Concrete

Foundation: Concrete Perimeter

Road Surface Type: Asphalt

Signage:

Audio Surveillance Notice:

of Bays:

of Gas Meters:

of Electric Meters:

Green Features

Income and Expense

Realtor Information

List Agent: [Juan Stolberg](#)

List Agent E-mail: info@upside-mgmt.com

List Office: [UPSIDE MANAGEMENT, LLC](#)

Original Price: \$925,000

On Market Date: 11/11/2024

Previous Price: \$925,000

Seller Representation: Transaction Broker

Owner:

Spec List Type: Exclusive Right To Sell

Realtor Info:

Confidential Info:

Showing Instructions: Appointment Only, Call Listing Agent

Showing Considerations:

Driving Directions: Google Maps- 409 C. San Jorge Merge right onto Avenida José de Diego (PR-22) heading toward Santurce. After about 1 mile, take the exit toward Calle San Jorge/PR-27. Turn right onto Calle San Jorge and continue for about 0.2 miles. Arrive at 409 Calle San Jorge, which will be on your right.

Realtor Remarks:

List Agent ID: 743511378

List Agent Fax:

List Office Fax:

Price Change: 01/23/2025

Owner Phone:

List Agent Direct: 917-721-6885

List Agent Cell: 917-721-6885

List Office ID: 743511378

List Office Phone: 787-725-3191

LP/SqFt: \$209.36

Expiration Date: 03/31/2025

Listing Type: Exclusive Right To Sell

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

Photos



History

Listing History from MLS

MLS#: [PR9109758](#)
Active

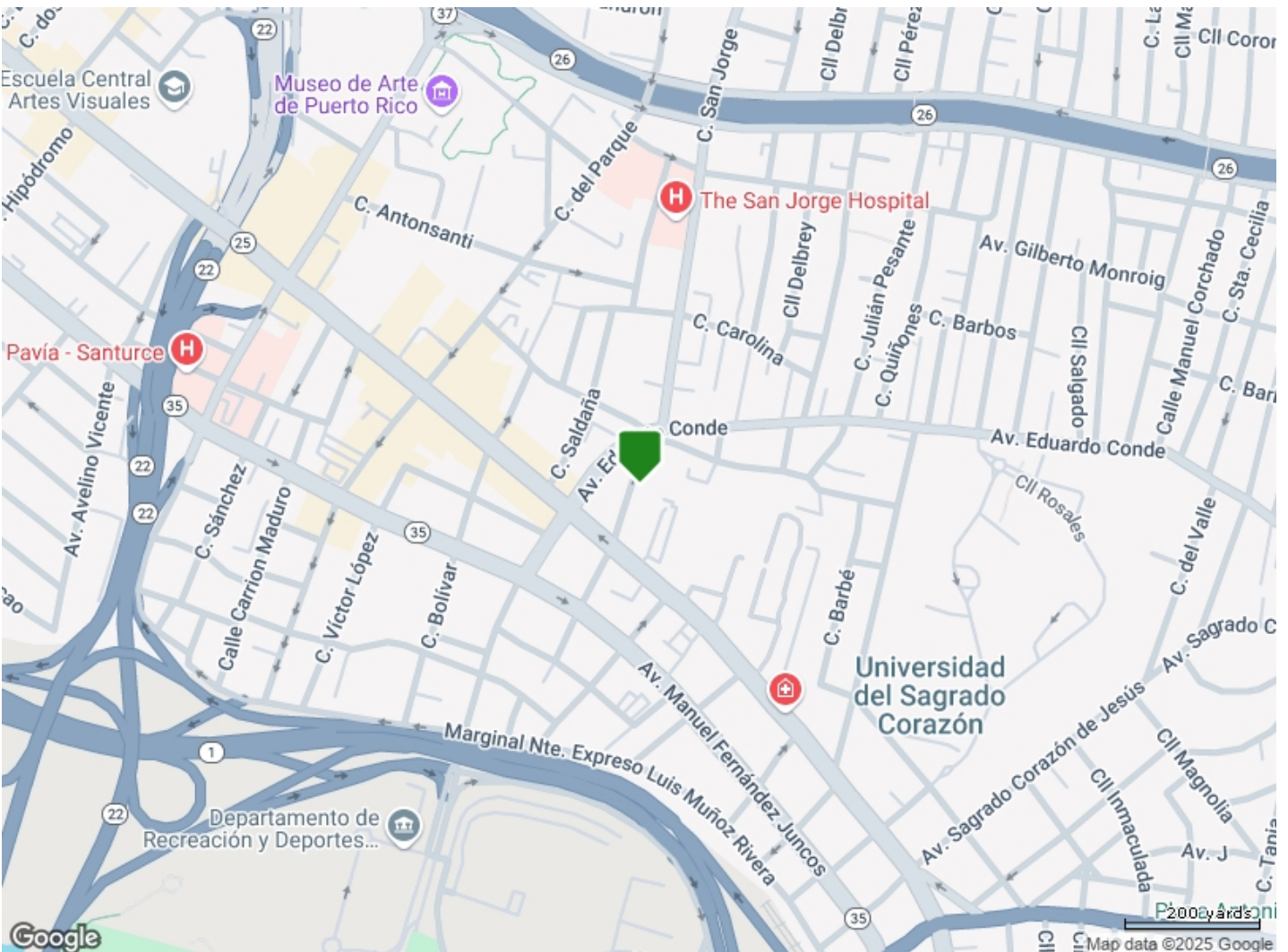
409 San Jorge SAN JUAN 00912
Tax ID: 040-080-417-41-901

PropType: COMS
LO: UPSIDE MANAGEMENT, LLC
LA: Juan Stolberg



Eff Date	Change Type	Change Info	Current Price	DOM
01/23/2025		925000.00->890000	\$890,000	60
01/23/2025	Back On Market	EXP->ACT	\$890,000	60
01/10/2025	Expired	ACT->EXP	\$925,000	60
11/11/2024	New Listing	->ACT	\$925,000	

Parcel Map



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