

# For Sale

\$ 350,000.00 USD

Caguas

Caguas

Listing ID 002592184006

Located in the heart of Turabo Ward in Caguas, Puerto Rico, this property offers an exceptional opportunity for investors and developers alike. Spanning approximately 82,538.19 square meters, equivalent to 21 "cuerdas. On the land sits a residential structure of approximately 763 square feet, requiring only about 1950 square meters to become functional. Additionally, the land boasts approximately 3.5 "cuerdas" with the potential for subdivision into small lots, while the remainder is reserved for land conservation purposes. Situated in a suburban area, Turabo Ward is known for its accessibility and convenience. It can be easily accessed from PR1 by taking PR52 south, then PR1 south. In the immediate vicinity, residential and commercial properties predominate, with some facing PR1. Institutional properties such as schools, churches, and recreational facilities are also observed, reflecting a typical suburban environment on the island. Regarding the market, the area is characterized by a mix of residential, agricultural, and commercial properties, with some changes in land use, particularly along properties facing main roads like PR1. However, overall, the supply and demand for residential and commercial properties appear to be balanced. This property in Turabo Ward, Caguas, Puerto Rico, represents a unique opportunity to capitalize on the growth and demand in the island's real estate market. With its extensive land, strategic location, and development potential. Property Tax \$ 766.07 p/yr, Zoning RG, 82,538.19 m2 "21 cuerdas" of Land, 763 sq ft of construction. AirBnB allowed. Showings by appointment to qualified buyers only. All funds are handled by a title company. GPS N:18.1967; W:-66.0620



[SEE THIS PROPERTY IN MAP](#)

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[sylvia@realrealtyp.com](mailto:sylvia@realrealtyp.com)

<http://www.realtyclassicpr.com>

**RE/MAX REAL REALTY**

898 Muñoz Rivera Ave. Suite PS3 Rio Piedras, PR  
00927.



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