



Terreno con frente comercial

\$45,500,000 MXN

MLS ID	SMA10802
Location	Centro
Bedrooms	2
Bathrooms	2
Lot Size	11,425 ft ² · 1,062 m ²
Construction	2,496 ft ² · 232 m ²



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Located in the downtown area and with mixed land use zoning, it allows for residential, commercial, or mixed-use proposals, maximizing investment returns in one of the city's most in-demand areas. It currently features an existing structure and two street-front commercial spaces, providing immediate urban presence and an established commercial profile. However, the true value lies in the size of the lot and its potential for transformation. Ideal for: Boutique residential development Mixed-use concept with retail spaces on the ground floor and apartments above Small hotel or hospitality project Medium- and long-term wealth-building investment In the Centro of San Miguel, opportunities of this scale are becoming increasingly scarce. This lot represents vision, location, and long-term potential.

