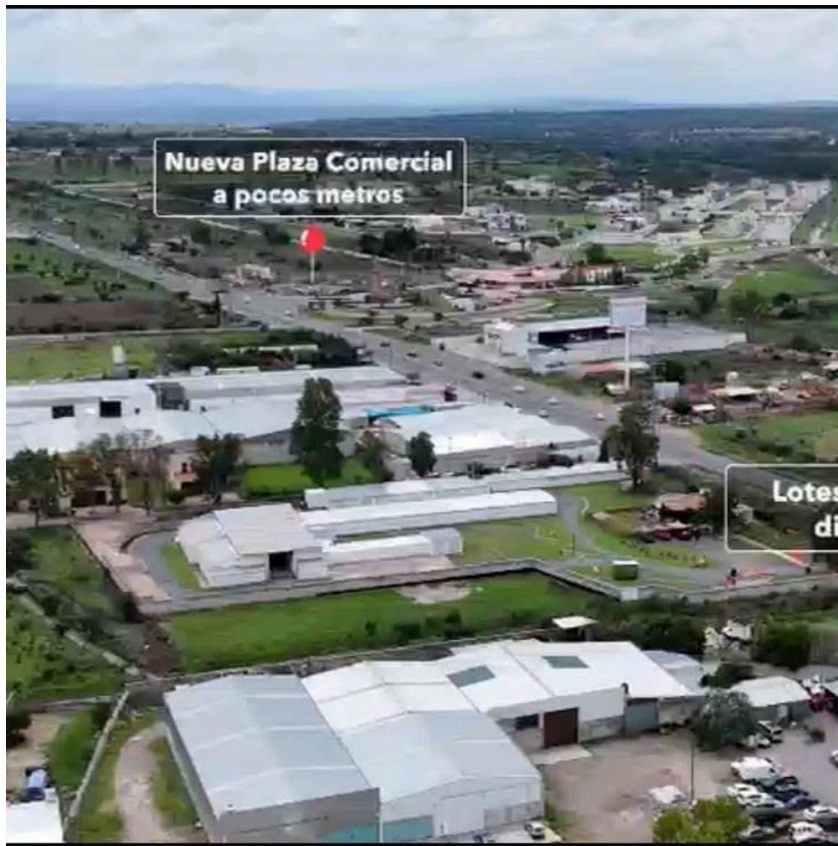




Terreno comercial en venta \$2,807,000 MXN

MLS ID	SMA11489
Location	Zirándaro
Lot Size	5,208 ft ² · 484 m ²



YOUR AGENT
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An outstanding investment opportunity in one of the fastest-growing and most dynamic areas of San Miguel de Allende. This commercial lot offers 484 m² (5,210 sq ft) of land with 10 meters (32.8 ft) of frontage along the San Miguel de Allende-Querétaro Federal Highway, providing excellent visibility and easy access. The property is ideal for developing retail spaces, offices, restaurants, warehouses, showrooms, or virtually any commercial project that benefits from high exposure and convenient accessibility. The lot will be delivered as an individually titled parcel, ready for closing. Utilities are not currently installed; however, electrical infrastructure is available along the highway, making future utility connections straightforward. Price: MXN \$5,800 per m². This is an exceptional investment opportunity with strong appreciation potential in one of the region's most promising commercial corridors.

