Hernández Macías 101
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Nueva Aurora

$7,800,000 MXN

MLS ID	**SMA11695**
Location	**La Aurora**
Bedrooms	**4**
Bathrooms	**2**
Lot Size	**882 ft² · 82 m²**
Construction	**2,582 ft² · 240 m²**

YOUR AGENT
Realty San Miguel
415.185.8311
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A Corner of Opportunity in Colonia Aurora, versatile mixed use property is an attractive opportunity for investors seeking residential and commercial potential within walking distance of San Miguel de Allende's Historic Centro.Combines two street level commercial spaces for a continued income generation, while its construction and flexible layout offers possibilities for renovation, repositioning, or the creation of a more refined mixed-use concept.The upper levels include four bedrooms, also being used as rentals with 2 bathrooms, kitchen and common areas, while a spacious terrace with traditional brick arches and exposed wood beams capturing views toward the Parroquia and the city skyline.Whether envisioned as a residential rental property, commercial-residential investment or renovation project, this is a rare chance to transform an already productive building into an even stronger investment. Located in Aurora neighborhood, just a 10 minute walk to the Jardín, the property benefits...





