REALTY SAN MIGUEL

Hernández Macías 101
Centro, San Miguel de Allende, Gto
(52) 415 185 8311
SanMiguelRealEstate.com



Double-Frontage Land in Independencia

$4,300,000 MXN

MLS ID	SMA11866
Location	Independencia
Bedrooms	3
Bathrooms	2
Lot Size	2,959 ft^2 · 275 m^2
Construction	1,419 ft^2 · 132 m^2

YOUR AGENT
Realty San Miguel
415.185.8311
info@realtysanmiguel.com

Prime Development & Investment Opportunity in Col. Independencia | Dual-Street AccessExceptional strategic investment opportunity in Colonia Independencia, a high-demand residential area just minutes from San Miguel de Allende's Historic Centro.The ultimate key feature of this 275 m^2 parcel is its dual-street access (frontage on two separate streets), offering unmatched architectural flexibility and development layout potential. The existing structure features 131.9 m^2 of construction with a 3-bedroom, 2-bathroom layout.With independent access points from both sides, this property is an ideal project for developers looking to subdivide, build two distinct private residences with their own gated entrances, or design a high-yielding multi-unit income property.





