

## FOR SALE

**\$ 1,200,000.00 USD**

El Salvador - La Libertad  
Santa Tecla  
Listing ID: 001462660071

Commercial property, 925 sq. yd. and 750 sq. m. of construction. 17.19 meters of frontage, for sale steps from the Plaza de la Cultura, in the Historic Center of Santa Tecla, a few blocks from the City Hall, Banco Agrícola, and across from Cafetería La Fuente. It is a commercial property with a main entrance and 100 sq. m. divided into 3 units, each with its own bathroom. Inside, it has 650 sq. m., 11 large rooms, common areas, wide hallways, 3 half-baths, and 2 full bathrooms. It's ideal for a shopping plaza, or a commercial space for any business that benefits from the naturally high foot traffic. Currently, rentals generate a 9% return. Paseo el Carmen is a high-traffic pedestrian area, full of business opportunities. From Monday to Friday, there are offices nearby, and on weekends it transforms into a family-friendly place for strolling. The city hall hosts events on weekends, making it very popular,...



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