

# FOR SALE

## \$ 300,000.00 USD

El Salvador - Usulután

usulután

Listing ID: 003093357016

Unique Investment Opportunity in the Heart of Usulután! We present this spacious urban property of 408.47 m<sup>2</sup>, strategically located in Barrio La Merced, along Tercera Norte Avenue, Usulután. This area is well-known for its accessibility, commercial activity, and urban growth potential. Key Features: Total area: 408.47 m<sup>2</sup> Land use: Single-family residential Prime location: In the very center of Usulután Existing property: A traditional house with tile roof and adobe walls, perfect for remodeling or reconstruction Ideal for: Construction of multi-family homes or rental apartments Development of commercial spaces or medical clinics due to high foot and vehicle traffic Establishment of offices, legal firms, or educational centers Mixed-use projects (commercial + residential), taking advantage of the lot size and street frontage Surroundings: The pr...



[SEE THIS PROPERTY ON THE MAP](#)



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