



**SLASHED from \$265K to \$199K**  
**Puerto Jiménez Commercial**  
**0.0482 Hectares**



Tierra Magica has two commercial buildings next to one another and has been in the commercial and apartment rental business for over twenty years.

Long on the market at higher asking price(s) the commercial real estate is now dramatically marked down to \$199,000, and the motivated owner is ready to call it a day and allow you to take over the reins of this commercial empire in paradise.

**TIERRA MAGICA**  
**Opportunity in Puerto Jimenez**

[MORE INFORMATION](#)

**RESTAURANT / BAR**



With four apartments, one restaurant and bar, and three commercial storefronts, plus two other storage spaces, the rent alone at full occupancy is \$2300.



Discounting maintenance costs and inflation, annual revenues of \$27,600 translate to an investment payback period of just 7.2 years and a handsome Return on Investment of 14%, not even taking into consideration the value of the real estate at the end of this period.

## APARTMENTS



For anyone wishing to relocate to a tropical paradise and into a ready-made business opportunity: here's an unusual opportunity to get in at ground level in Puerto Jimenez, the commercial capital of Costa Rica's wild frontier, the Osa Peninsula.



**The second building has two commercial spots each with 100 sq m of floorspace**

Just one block off downtown main street, four of the commercial locales are presently rented, and the restaurant / bar has been vacant and available for just two months. Two of the apartments are presently available as well, but with the high season around the corner, all of these will be rented soon.

**CLICK BELOW FOR EXACT LOCATION**



Though the restaurant business is a notoriously tough one in Costa Rica, Tierra Magica has hosted five different operations across the past twenty years, with only a few months in all that time of being unoccupied; so, if past is prelude, the restaurant / bar won't be vacant for long. Likewise the apartments; it is unusual for them to not be all taken with a waiting list.

The price reduction from \$265,000 to \$199,000 is a 25% price drop. Act now to lock up your business opportunity in paradise.

A SPECIAL OFFER  
**JUST FOR YOU!**

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Thank you,  
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