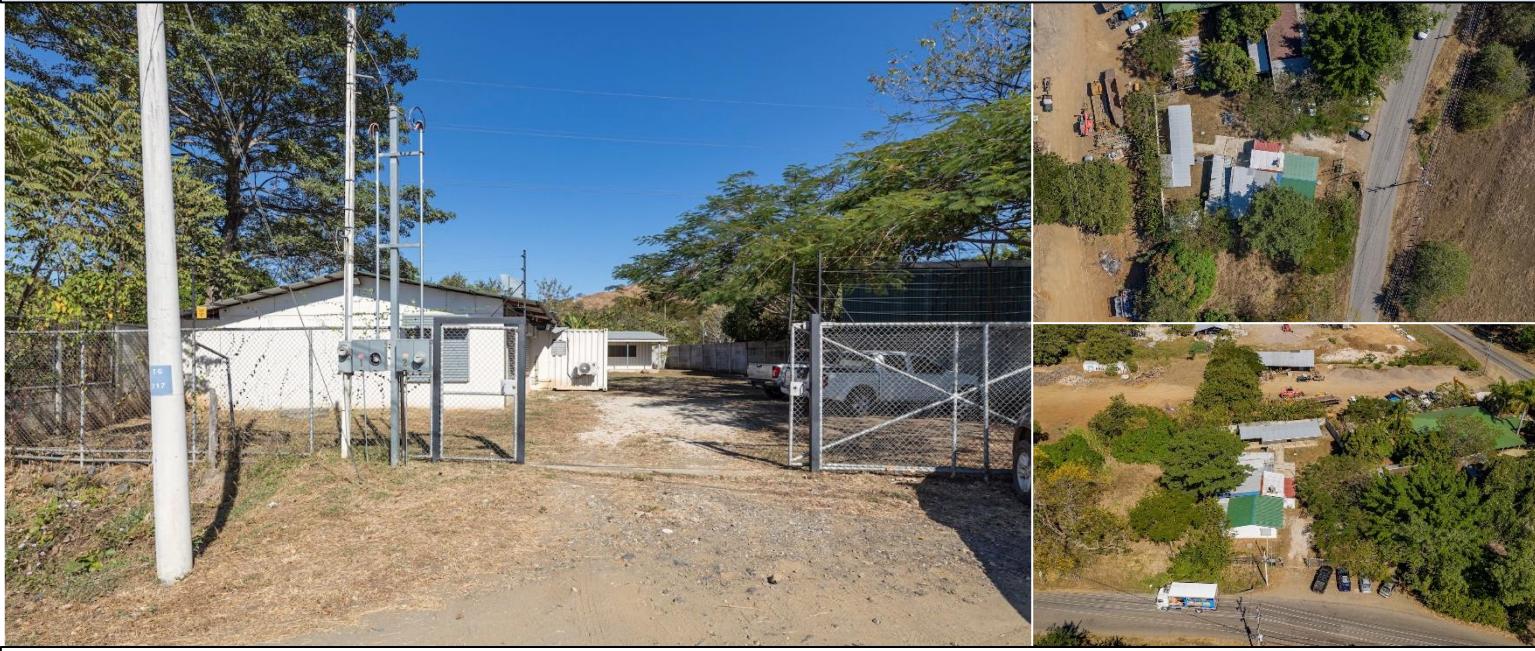


COMMERCIAL PROPERTY SARDINAL ARTOLA CORNER – \$295,000

1,212 Square Meters, Fully Walled And Fenced, 25 Meters Road Frontage, Building And 6 Containers With All Utilities



Located on a prime, high-visibility corner in Sardinal–Artola, this exceptional commercial property encompasses 1,212 square meters (over a quarter acre) of flat, fully usable land with approximately 25 meters of road frontage and outstanding vehicle traffic serving the rapidly growing Papagayo region. The property offers more than 2,367 square feet under roof, including a 645 square foot concrete building with bathroom, three 40-foot shipping containers (one outfitted as an air-conditioned office and two with electricity), and three 20-foot containers with power and air conditioning, all supported by full utilities. The site is fully walled on three sides with a gated road frontage, alarm system, security cameras, and an electrified fence, making it ideal for immediate business operations. Strategically positioned on the junction of Route 151 between Playas del Coco and Guanacaste International Airport, and Route 911 leading to RIU, Diamante, Las Catalinas, Flamingo Marina, and Zapotal Golf and Beach Club, the location offers excellent access to major resorts, luxury developments, and key population centers. Just minutes from Sardinal, Playas del Coco, Playa Hermosa, and within easy reach of the Waldorf Astoria and LIR Airport, this versatile property is perfectly suited for mixed-use commercial, retail, or residential development in one of Guanacaste's fastest-growing and most commercially dynamic corridors.



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