

Commercial Development Opportunity

- La Garita, Alajuela | 5,740 m² Mixed-Use

\$1,200,000

ID: 26539

Marker **Atenas, Alajuela**

• Property Type: Land • Size: 5740 sq m • 1.42 Acres



- Status: Active/Published
- Close To Shops
- Highway Frontage
- Sub Dividable

- Close To Golf
- Close To Transport
- Investment Opportunities

- Close To Schools
- Crypto Currency Accepted
- New Construction

Property Description

Location: La Garita, Alajuela / Land Size: 5,740 m² / Zoning: Mixed-use (Uso de Suelo Mixto) / Access:

Excellent highway access with frontage near Route 1Prime Location Highlights• Strategically located directly in one of the fastest-growing commercial corridors in the Central Valley • Approximately 100 meters from Route 1 with direct visibility and easy access • Facing the Route 1 corridor area • In front of RECOPE • Around 7 minutes from Juan Santamaría International Airport without traffic • Approximately 10 minutes from the airport during regular traffic • Around 12 minutes from downtown Alajuela • Approximately 7 minutes from Turrúcares • Approximately 7 minutes from La Garita center • Quick connection to Route 27 and major transportation routes Development PotentialThis property offers exceptional potential for:• Residential towers or condominium development • Shopping center or commercial plaza • Restaurants or entertainment concepts • Warehouses or mixed commercial projects • Retail stores and business offices The area continues to experience rapid appreciation and commercial growth, making this a strategic opportunity for investors and companies looking to secure land in one of the most dynamic zones near San José and the airport.

Additional

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|--------------------|------------|---------------|
| • ID 26539 | • For Sale | • \$1,200,000 |
| • Active/Published | • Land | • View : City |

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Playas del Coco, Guanacaste, CR Centro Las Palmas,
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