

## Commercial Land for Sale on Ave. Domingo Díaz

En Venta

\$3,100,000



### Ubicación de la propiedad

### Detalles de la Propiedad

Provincia	Locations
Distrito	Panamá
Corregimiento	San Miguelito
Barrio	José Domingo Espinar
Calle	AVE. DOMINGO DÍAZ, VÍA PRINCIPAL , EN DIRECCIÓN A LA CIUDAD

Property ID:	MLS-24289
Listing Type:	En Venta
Property Type:	Land
Building   Neighborhood:	AVE. DOMINGO DÍAZ, VÍA PRINCIPAL , EN DIRECCIÓN A LA CIUDAD
Price:	\$3,100,000
Year Built:	1998
Lot Size:	6,755 m <sup>2</sup>

## Commercial Land for Sale on Ave.

En Venta

**\$3,100,000**

### Domingo Díaz

Descripción de la propiedad

---

Investment and Strategic Opportunity on Vía Domingo Díaz Premium Location for Commercial Development This exceptional 6,755.49 m<sup>2</sup> lot represents one of the best development opportunities on one of the busiest roads in Panama. Strategically located on Vía Domingo Díaz, price well below appraisal for quick sale (4.1M) Sale Price: B/3,100,000.00 Zoning: MP-C2 (High-Density Residential / Low-Intensity Commercial). Topography: Mostly flat, already has fill and compaction work done, ready to start projects. Why buy this property? Direct access to Panama Metro Line 2, facilitating the flow of a large number of clients and residents. Located on Vía Domingo Díaz, with a frontage of approximately 41 meters, ensuring high-impact commercial exposure. Commercial Potential: Allows service activities, wholesale and retail trade, financial and corporate centers, and even public lodging. Residential Potential: Ideal for high-density developments. Construction Efficiency: Building coefficient of 7.5 and a maximum occupancy of 100% of the area (after applying the building line), allowing for maximized return on investment. Growing Environment: It is located in an area with very high commercial activity, surrounded by plazas, banks, schools, and established shopping centers. Property Ready for Development: The land has already been prepared with filling and compaction, which reduces initial costs for soil preparation. ? Write to us now on WhatsApp and be the first to make an offer!

### Características

---

### Amenidades

---

- Zoning: MP-C2