



## Commercial Estate With 2 Homes And Land For Sale in Alajuela, Costa



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,415,348.22

### Location

Country: Costa Rica  
State/Region/Province: Provincia de Alajuela  
City: Alajuela  
ZIP code: 20140  
Posted: Jun 05, 2025

### Description:

Commercial Estate With 2 Homes And Land For Sale in Alajuela, Costa Rica

Esales Property ID: es5554640

### Property Location

Ruta Nacional Secundaria 124  
Alajuela  
20104  
Costa Rica

price in US Dollard 1.4 million

### Property Details

An extraordinary and rare investment opportunity has emerged in the vibrant region of Alajuela, Costa Rica: a sprawling 2.47-acre mixed-use property offering an unparalleled combination of immediate income generation, significant residential development potential, and a highly strategic location. Situated just a mere five minutes from the Juan Santamaría International Airport (SJO), this expansive parcel is a



dream for astute investors and developers looking to capitalize on Costa Rica's burgeoning economy and growing demand for well-located real estate. This unique offering includes two existing three-bedroom, one-bathroom residential homes, a currently rented commercial space, and vast undeveloped land ripe for residential expansion, all complemented by invaluable natural resources.

## Strategic Location: The Gateway to Opportunity

The property's location in Alajuela is arguably its most compelling asset. Its exceptional proximity to Juan Santamaría International Airport (SJO), just a five-minute drive away, positions it as a prime hub for various ventures. This immediate access to Costa Rica's main international gateway is invaluable for businesses catering to tourism, logistics, and international trade. Imagine the potential for airport-related services, boutique hotels, long-term parking solutions, or even a base for tour operators. For residents, this means unparalleled convenience for international travel, making it ideal for frequent flyers, expatriates, or those with global business interests. The ease of access also reduces travel time and stress, a significant advantage in any metropolitan area.

Beyond the airport, the property offers superb connectivity to the heart of Alajuela City, reachable in less than 20 minutes. Alajuela is a bustling urban center, providing a comprehensive array of amenities and services. Within this short drive, residents and future occupants will find leading hospitals and medical facilities, ensuring access to quality healthcare. Numerous large supermarkets and modern shopping malls cater to all retail needs, from daily groceries to high-end fashion. The city also boasts reputable educational institutions, diverse dining options, and cultural attractions, making it a desirable place to live and work. The excellent road networks connecting the property to the city center and beyond ensure smooth transit for both commercial operations and residential living, enhancing the property's overall appeal and marketability. This blend of rural tranquility with immediate urban and international connectivity makes the location truly exceptional.

## Immediate Income: The Commercial Component

Adding to its appeal as a robust investment, the property features a dedicated commercial space that is currently generating a steady income. This unit is presently rented, bringing in approximately \$700 per month (pre-tax). This immediate revenue stream provides a tangible return on investment from day one, helping to offset holding costs or contribute directly to the investor's bottom line.

The commercial space offers versatility, suitable for a range of businesses that could benefit from the property's strategic location. Given its proximity to SJO airport, it could thrive as an office for a logistics company, a car rental agency, a small retail outlet serving local residents, or even a service provider for airport personnel. The existing tenancy demonstrates the viability of the space and its appeal to local businesses, providing a stable foundation for future income. For an investor, this commercial unit represents a low-maintenance asset that contributes positively to the property's financial performance, enhancing its attractiveness as a mixed-use opportunity. The potential for rental growth or adapting the space to a higher-value commercial use further underscores its long-term income-generating capability.

## Residential Comfort: Two Existing Homes



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Complementing the commercial aspect are two existing residential homes, each offering a comfortable and functional living space. Both dwellings are configured with three bedrooms and one bathroom, providing ample accommodation. These homes present multiple opportunities for the new owner:

- \* **Immediate Rental Income:** They can be rented out, providing additional revenue streams alongside the commercial unit. The demand for rental properties in well-connected areas near urban centers in Costa Rica is consistently strong, ensuring good occupancy rates.
- \* **Owner or Staff Accommodation:** The homes could serve as comfortable residences for the owner or for staff managing the commercial operations or future development projects on the land. This on-site presence offers convenience and oversight.
- \* **Temporary Housing during Development:** For a developer, these homes can provide essential on-site accommodation for project managers, construction teams, or sales personnel during the various phases of residential development.

The presence of these existing, habitable homes adds immediate value and flexibility to the property. They reduce the initial need for constructing temporary facilities if development is planned, and they offer a ready-made solution for living or renting while the larger development plans take shape. Their practical layout makes them suitable for families or individuals, contributing to the property's overall appeal and versatility.

## Unleashing Development Potential: The Expansive Land

The true long-term value and transformative potential of this property lie in its expansive undeveloped land, spanning an impressive 2.47 acres (approximately 10,000 square meters). This substantial acreage is zoned for residential development of up to three floors, offering remarkable flexibility for a wide array of housing projects.

The current assessment indicates that the land has space for approximately 25 residential lots. This capacity opens the door for a developer to create a thoughtfully designed community, ranging from individual single-family homes to modern townhouses or even multi-story apartment buildings, depending on market demand and strategic vision. The ability to build up to three floors allows for higher density development, maximizing the return on investment per square meter.

The demand for quality housing in Alajuela, particularly in areas with excellent connectivity to the airport and city amenities, is consistently high. Costa Rica's stable economy, attractive climate, and growing expatriate community contribute to a robust real estate market. A residential development here could cater to various demographics: local families seeking modern homes, professionals working at the airport or in Alajuela city, or even international buyers looking for a convenient base in Costa Rica. The large size of the land also allows for the integration of green spaces, recreational areas, and modern infrastructure, creating a highly desirable living environment. This development potential represents a significant opportunity for substantial capital appreciation and long-term profitability.

## Invaluable Natural Resources and Infrastructure

Adding to the property's exceptional value are its inherent natural resources. The inclusion of its own



private water source (a well) is an immense advantage in Costa Rica. Access to an independent and reliable water supply provides self-sufficiency, reduces reliance on municipal services, and significantly lowers utility costs for both existing structures and future development. For a large-scale residential project, a private well can be a critical asset, ensuring consistent water availability and potentially reducing development expenses and timelines associated with connecting to public water systems.

Furthermore, a natural river at the boundary of the property adds both aesthetic appeal and environmental value. A river boundary can enhance the beauty of a residential development, offering tranquil views, potential for green corridors, and opportunities for eco-friendly landscaping. It can also serve as a natural demarcation, contributing to privacy and a sense of natural serenity. The presence of these natural elements allows for the creation of a unique living environment that integrates seamlessly with Costa Rica's renowned biodiversity, appealing to buyers seeking a connection with nature. The existing homes and commercial space also imply access to essential utilities such as electricity and internet connectivity, providing a foundational infrastructure for any future expansion.

### Clean Title and Financial Clarity

A crucial aspect for any real estate transaction, particularly for international investors, is the clarity of the property's title. The seller explicitly states that a small section at the front of the property, approximately 250 square meters, currently carries a \$40,000 loan. However, this loan will be fully cleared at closing, ensuring that the entire property is transferred to the buyer with a clean title and no encumbrances. The rest of the property is already debt-free, simplifying the transaction process. This commitment to delivering a clear title provides immense peace of mind and guarantees a smooth and secure transfer of ownership for the discerning buyer.

In conclusion, this mixed-use property in Alajuela, Costa Rica, represents a truly unique and highly attractive investment. Its strategic location near SJO airport and Alajuela city, combined w...

### Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	400 sq m

### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/UAJM-T2940/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/UAJM-T2940/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	18703-es5554640
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