



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



Agent Info

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Listing details

Property for: Sale
Price: USD 1,188,537.98

Location

Country: Costa Rica
State/Region/Province: Provincia de Alajuela
City: Alajuela
ZIP code: 20140
Posted: Jul 15, 2026

Description:

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

Esales Property ID: es5554640

Ruta Nacional Secundaria 124
Alajuela
20104
Costa Rica

price in US Dollard 1.2 million

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 Santamaria 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 Santamaria 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

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 with immediate income from commercial and residential units, and the vast potential for multi-floor residential development, sets it apart. The invaluable natural resources of a private well and a natural river further enhance its appeal. This is an exceptional opportunity for investors and developers seeking a versatile asset with strong growth prospects in one of Central America's most stable and beautiful countries.

ABOUT THE AREA

Alajuela, Costa Rica, is a vibrant and strategically important city nestled within the Central Valley, offering a compelling blend of urban convenience and access to the country's renowned natural beauty. As the second-largest city in Costa Rica, it serves as a significant economic and cultural hub, drawing both local residents and international visitors. Its pleasant climate, fertile lands, and welcoming atmosphere contribute to its appeal as a desirable place to live, work, and visit. The city's infrastructure is well-developed, supporting a bustling local economy and providing a high quality of life for its inhabitants.

A key defining feature of Alajuela is its exceptional proximity to Juan Santamaria International Airport (SJO), Costa Rica's principal international gateway. Located just a mere five minutes' drive from the city center, SJO is the busiest airport in the country, handling the vast majority of international flights. This immediate access is a tremendous advantage, making Alajuela a highly convenient base for international



travelers, expatriates, and businesses engaged in global commerce or tourism. The ease of access to and from the airport significantly streamlines logistics and reduces travel time, enhancing the city's appeal for both residents and visitors.

Beyond its airport connectivity, Alajuela City itself provides a comprehensive array of modern amenities and essential services. Within a short 20-minute drive, residents have access to leading hospitals and medical facilities, ensuring high-quality healthcare. The city boasts numerous large supermarkets and modern shopping malls, catering to diverse retail needs from daily groceries to fashion and electronics. Alajuela also offers a variety of reputable educational institutions, a diverse culinary scene with numerous dining options, and local cultural attractions that contribute to its lively atmosphere. The excellent road networks ensure seamless connectivity within the city and to surrounding areas, facilitating easy access to all these urban conveniences.

The broader appeal of Alajuela extends to its natural surroundings and overall connectivity. While SJO is the primary international airport, the region is also served by Tobias Bolanos International Airport (SYQ), located closer to the capital, San Jose, which primarily handles domestic and regional flights. This dual airport access further enhances travel flexibility. Alajuela's location in the Central Valley means it is surrounded by lush landscapes, coffee plantations, and volcanic peaks, offering abundant opportunities for outdoor activities and eco-tourism. This blend of urban functionality, international accessibility, and proximity to Costa Rica's famed biodiversity makes Alajuela a highly attractive and dynamic destination for both residents and investors.

MAiN FEATURES:

- * 400m2 of living space between both homes
- * 10,000m2 plot room to develop further
- * 3 Bedrooms
- * 1 Bathroom
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Costa Rica
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Yes

Common

Bedrooms:	3
Finished sq. ft.:	400 sq m
Lot Size:	10000 sq m

Lease terms



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