



Latitude 9 Real Estate

\$8,700,000

Plaza Ventanas & Gas Station, A Profitable Turn-key Opportunity, Ojochal, 60501



• Type: **Residential** • Style: **Single Story** • Bathrooms: **30** • Size: **30000 square feet**



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Across from Agua Azul Restaurant, Manuel Antonio, 6350

Property Summary

Type: **Residential**

Style: **Single Story**

Bathrooms: **30**

Garage: **40-Stalls, [Not Specified]**

Size: **30000 square feet**

Lot size: **2 acres**

Has Suite: **No**

Development Level: **Built**

Description

Introducing an exceptional investment opportunity – Plaza Ventanas and Ventanas Gas Station. This fully-operational commercial plaza is a prime income-generating property that shouldn't be missed. Strategically located on the Southern Pacific Highway, adjacent to the newly-opened Ventanas Gas Station – the sole service station between Uvita and Palmar – Plaza Ventanas is perfectly positioned to attract both tourists and locals, capitalizing on their steady flow of traffic. With Playa Ventanas just a stone's throw away and the residential population in Ojochal a mere 1km away, the plaza appeals to a wide range of customers.

Plaza Ventanas, with its eye-catching life-sized Jurassic giants, offers a one-of-a-kind experience that draws in crowds by the hundreds. Families are captivated by the lifelike dinosaurs, creating a theme park-like atmosphere. The plaza occupies a substantial 7,346 m² / 1.81-acre commercial lot, ensuring remarkable visibility from the highway. Strategically-placed signs along the highway further guide customers to the plaza, increasing foot traffic and exposure.

Comprising 28 rental units with a total area of 2,597 m², almost all of the units are currently occupied by a diverse range of businesses. Restaurante T-Rex serves local cuisine, while a Pharmacy, Sakura Sushi and Grill Restaurant, Dental Clinic, French Bakery/Café, Real Estate Consultancy center, Admin office, Attorney/Notary office, Medical Clinic, Real Estate Office, Construction Management office, Outdoor activities, Fossil, and Internet Provider, among others, contribute to the vibrant mix of offerings. Additionally, the sales price includes two commercial lots: a vacant 2,248 m² lot adjacent to the Gas Station and another 1,936 m² building lot next to the Plaza, where a house and three rental



apartments are currently being constructed. With its prime location and diverse revenue streams, Plaza Ventanas presents a rare investment opportunity destined for substantial returns.

The Ventanas Gas Station, adjacent to the bustling Ventanas Plaza, is the only service station within the 44.4 km stretch between Uvita and Palmar. This modern gas station is always bustling, offering a fully stocked convenience and liquor store, as well as an ice cream parlor and churros stand to satisfy hungry travelers. Situated on a 3447m² commercial lot with excellent visibility, the turn-key operation is supported by strategically-placed signs along the highway between Uvita and Palmar. However, the real allure lies in the incredible reproductions of the Jurassic giants that adorn the property. The profitable supermarket occupies 312m² of construction, complemented by the 312m² covered gas pumps, the 70m² public restrooms, and the 90m² ice cream parlor. With an approximate total construction size of 832m², this full-service and functional business opportunity is poised for steady growth into the future. With the increasing number of visitors to this region of Costa Rica, now is the opportune time to secure this lucrative business for yourself!

Don't miss out on this remarkable investment opportunity. Contact us today to seize your chance to own Plaza Ventanas and Ventanas Gas Station – a thriving commercial plaza and gas station that promise a prosperous future.

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



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Additional Photos



Information is deemed to be correct but not guaranteed.