

MLS#26-2231

ENGEL & VÖLKERS<sup>®</sup>  
SNELL REAL ESTATE

## 5 DE FEBRERO HOUSE

Price: \$499,000 USD | 9,980,000 MXN



**Beds:** 3

**Baths:** 2

**Sqft:** 8,131.55

**Type:** Houses

**Lot Size:** 8131.55

**View:** CSL N-E of19:Genral

**Community:** CSL North-East 19

**Subdivision:** CSL N-E of19:Genral

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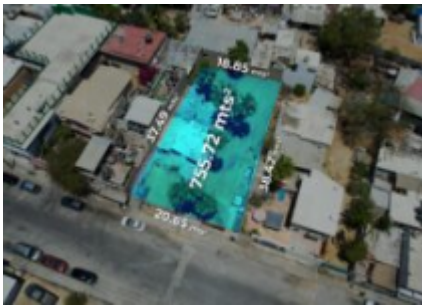
## OVERVIEW

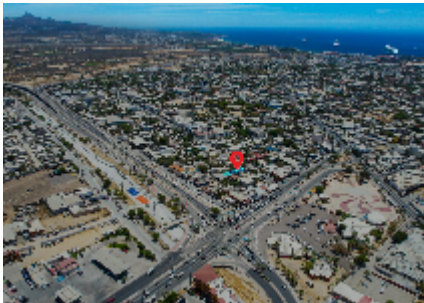
Prime investment opportunity in Cabo San Lucas. This 755.72 m<sup>2</sup> lot is located on 5 de Febrero Street, right next to the Cabo San Lucas Delegation, in a highly central area with excellent visibility and easy access. The property includes an existing 133 m<sup>2</sup> structure, ideal for use as a small office, storage space, or service area. Its size and strategic location offer great potential for commercial, residential, or mixed-use development, subject to applicable permits. Close to government offices, main roads, shops, and essential services.

## PROPERTY FEATURES

- Property Name: 5 DE FEBRERO HOUSE
- Street Name: 5 DE FEBRERO
- Construction: Completed
- Price (USD): 499,000
- Seller Financing Offered?: No
- Financing: Cash/Efectivo
- Lot M2: 755.72
- Total M2: 755.72
- Total SqFt: 8,131.55
- AC M2: 133
- AC SqFt: 1,431.08
- Zone: Cabo San Lucas
- Decks/Patios M2: 725.72
- Decks/Patios SqFt: 7,808.75
- Area: CSL-North
- Total Bedrooms: 3
- Community: CSL North-East 19
- Subdivision: CSL N-E of 19: Genral
- FullBaths: 2
- 1/2Baths: 0
- Furnished: Unfurnished

## GALLERY





**LOCATION**

