

MLS#26-2554

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SNELL REAL ESTATE

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## LOT BAHIA CONCEPCION AVENUE

Price: \$94,000 USD | 1,880,000 MXN



**Beds:**

**Baths:**

**Sqft:** N/A

**Type:** Land

**Lot Size:**

**View:** General

**Community:** Centro

**Subdivision:** General

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## OVERVIEW

Strategically Located Lot with Excellent Visibility and Connectivity. Outstanding investment opportunity in one of La Paz's emerging growth corridors. This 533 m<sup>2</sup> lot features 18.5 linear meters of frontage along a high-connectivity avenue, with city services available at the property line. Located on the new Bahía Concepción Avenue, a strategic roadway that will enhance connectivity between key areas of the city and further drive the area's long-term growth and development. An ideal opportunity for investors and developers seeking strong appreciation potential and future growth. The property offers development potential for more than 650 m<sup>2</sup> of construction across two levels. Zoning (PDU): H3, with compatibility for certain commercial uses. Price set in Mexican Pesos: \$1,600,000.00 MXN

## PROPERTY FEATURES

- Property Name: LOT BAHIA CONCEPCION AVENUE
- Street Number: SN
- Street Name: Av. Bahía Concepción
- Street Suffix: Calle Isla Margarita
- Zone: La Paz
- Area: La Paz City
- Community: Centro
- Subdivision: General
- Price (USD): 94,000
- Seller Financing Offered?: No
- Financing: Cash/Efectivo
- Lot M2: 533.75
- Lot Dimensions: 18.5\*17.5\*34\*27 m
- Primary View: Local
- Secondary View: Local
- Dist to Phone Svc: In front

## GALLERY





## LOCATION

