

MLS#25-1539

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

---

## Prime Cerritos Lot 1115

**Price: \$95,000 USD | 1,900,000 MXN**



**Beds:**

**Baths:**

**Sqft:** N/A

**Type:** Land

**Lot Size:**

**View:** Cerritos

**Community:** Pescadero/Cerritos

**Subdivision:** Cerritos

---

**Email:** [info@snellrealestate.com](mailto:info@snellrealestate.com)

**Office (MX):** +52 624-105-8100

**Toll Free (US):** +1 713-832-1035

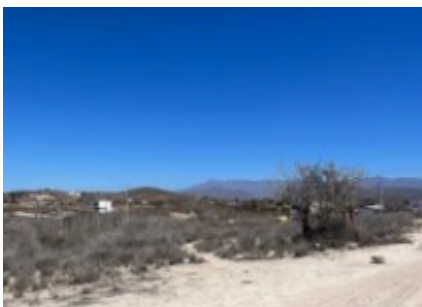
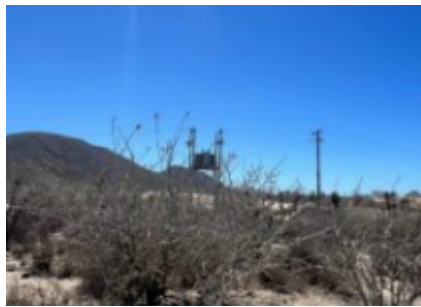
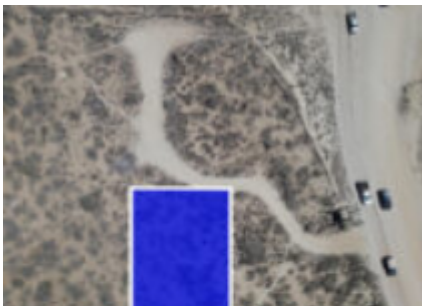
## OVERVIEW

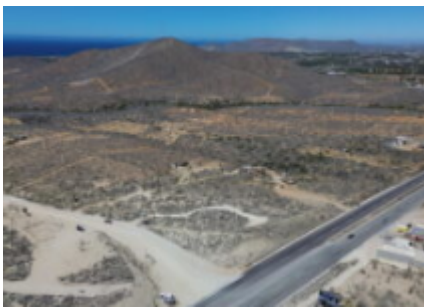
Strategically located at the entrance of Cerritos, this 1,250m<sup>2</sup> lot offers a prime opportunity for investment. Positioned near the highway for easy access, the property boasts ocean views and electricity right on the street, making it an ideal site for a business venture. Whether you envision a café, hardware store, boutique shop, or another commercial project, this high-visibility location ensures excellent exposure. Additionally, the adjacent lot 1116 (1,357m<sup>2</sup>) is also available, offering even more street frontage and potential. Owning both lots would provide the ultimate footprint for a larger commercial project, maximizing visibility and flexibility. Take advantage of the growing Cerritos market and secure your spot in one of the area's most dynamic locations!

## PROPERTY FEATURES

- Property Name: Prime Cerritos Lot 1115
- Zone: Pacific
- Area: Pacific South
- Community: Pescadero/Cerritos
- Subdivision: Cerritos
- Price (USD): 95,000
- Seller Financing Offered?: No
- Financing: Cash/Efectivo
- Lot M2: 1,250
- Primary View: Mountain
- Secondary View: Ocean

## GALLERY





**LOCATION**

