



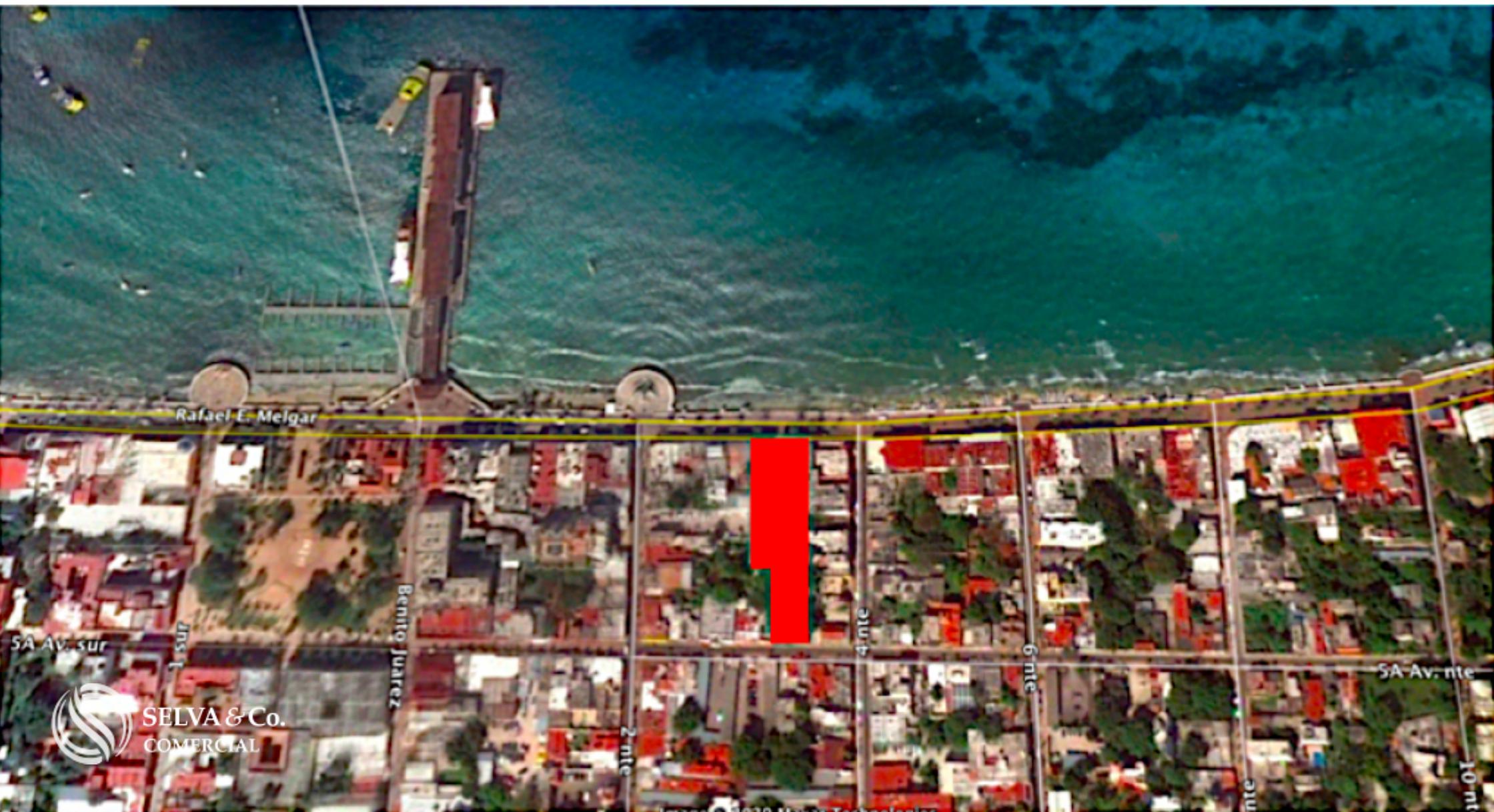
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# Mixed use land, commercial - residential for sale in Cozumel Island, downtown area

<i>ID: MLS-ALCO202</i>	<i>Location: Cozumel</i>
<i>Zone: Down Town</i>	<i>Type: Land</i>
<i>Construction: 2,828 m2 / 30,440.59 ft</i>	<i>Land: 2,123 m2 / 22,851.97 ft</i>
<i>Land ha: 0.21 ha / 0.52 ac</i>	<i>Land use: mixto</i>
<i>COS: 0.8</i>	





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Muelle a Playa del Carmen / Pier to Playa del Carmen



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## Description

MLS-ALCO202

Mixed land use, commercial - residential lot facing the ocean, on the Malecon, in Downtown Cozumel for sale.

Excellent for condominium building with commercial area.

Currently there is a building with commercial premises on the property.

Located in the tourist downtown, steps from the pier to Playa del Carmen (30-minute boat ride) and 7 minutes from Cozumel International Airport.

Ideal for mixed-use building, condominiums with ocean views and commercial premises or offices on the ground floor.

This property could combine commercial spaces with apartments with incredible views of the Caribbean Sea.

Mixed use land for sale in Cozumel, located on the most important street on the island, where the length of the land connects to Av. Rafael E. Melgar (Malecon) in one side and with 5th avenue street on the east side.

Located on the boardwalk with 25 meters in front of the Caribbean ocean and with the possibility of 6 levels, you could make it a new experience for the more than 30 thousand cruise passengers and tourists from the Riviera Maya that Cozumel receives per day, this would definitely improve the level of activity on the road.

Commercial property with mixed land use in Cozumel.

Details of the commercial property for sale:

Land use: mixed / commercial - residential

Maximum height: 6 levels (21 meters)

COS: 0.80

25m in front of the Malecon / Main street

110m deep

2,123m<sup>2</sup> of Land

2,828m<sup>2</sup> Construction

Price: 3?400,000 USD

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# Location





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