

PROPERTY BROCHURE

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Operation: Venta

House for sale with commercial use for offices in Lindavista

7 spaces · 4 half bathrooms · 258sqm · Sale
Calle Cali, 638, Lindavista, Gustavo A Madero, Estado de México

ASKING PRICE
\$ 12,500,000 MXN



7
BEDROOMS



3
PARKING



248
built area
+ 242 additional m²
SQUARE METERS

KEY FEATURES

- ☐ Garden
- ☒ Terraza / Balcón
- ☐ Pet-friendly
- ☒ Living Room
- ☒ Línea Blanca
- ☒ Cuarto de servicio con baño
- ☒ A/C
- ☒ Equipped kitchen
- ☒ Laundry Area
- ☒ Parking for visitors
- ☐ Furnished
- ☒ Family
- ☒ 1/2 bathroom for visitors
- ☒ Storage Room
- ☒ Dining Room

PROPERTY GALLERY

Preview of the main areas





DESCRIPTION

House with Office Zoning for Sale in Lindavista | 258 sqm (2,777 sq ft) of Construction

A remodeled house in Lindavista, currently set up as offices and in good condition. It spans two levels with a terrace, interior gardens and natural light. The layout works equally well for a law firm, a consultancy or professional services, or for a buyer who wants to return it to residential use.

Main Features

- Land: 242 sqm (2,605 sq ft)
- Construction: 258 sqm (2,777 sq ft)
- 7 work areas across two levels, plus rooftop
- Ground floor: reception with waiting area, open workstation area, secretarial area, meeting room with interior garden and filing room
- Upper floor: three private offices, terrace, server room and distribution hall
- Kitchenette with coffee area
- 4 half bathrooms
- 3 tandem parking spaces
- Storage on both levels, plus storage in the garage
- Front garden
- Skylights, glass railings and installed cabling for workstations
- Security door at the main entrance and metal gate at the garage
- Full remodel, upper-mid quality construction
- A/C included

Zoning and Operation

- Zoning permits office use
- Operating permit for offices with a capacity of 30 people, renewable under the new owner's name
- Ideal for a law firm, consultancy, agency, graduate school or professional services
- Residential use would require adding a full kitchen and full bathrooms

Location

On Calle Cali in Lindavista, Gustavo A. Madero, between Montiel and Ricarte. This is an established residential neighborhood with quick access to Insurgentes Norte, Avenida Montevideo, Ricarte and Instituto Politécnico Nacional. The house is steps from Parque Lindavista and Deportivo 18

de Marzo, and a few minutes from Plaza Lindavista, Hospital Juárez and the Basilica of Guadalupe.

Schedule your visit with Mundo Urbano and discover the full potential of this property.

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