

Commercial space for rent in San Miguel Chapultepec

Commercial Space for rent · 177sqm · Usage
Calle Protasio Tagle, 129, San Miguel Chapultepec I Sección, miguel hidalgo, Ciudad de México

ASKING PRICE

\$ 95,000 MXN



2

BEDROOMS



2

full baths

+ 1 half (½)

BATHROOMS



177

built area

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

Commercial Space for Rent | San Miguel Chapultepec | 105 sqm (1,130 sqft) + Apartment 71 sqm (764 sqft)

A versatile commercial space in one of Mexico City's fastest-growing and most dynamic neighborhoods. Located in San Miguel Chapultepec — a colony increasingly defined by cafés, galleries, boutique shops, and restaurants — this property offers an excellent opportunity for a wide range of low-impact businesses in a high-potential corridor connecting Condesa, Roma, Polanco, and Reforma.

The property includes a complementary residential apartment that can be used as storage, administrative offices, or additional support space for the business.

Location: San Miguel Chapultepec, Miguel Hidalgo, Mexico City

Commercial Space Features:

- Total Area: 105.56 sqm / 1,136 sqft
- Pergola
- Courtyard
- Equipped kitchen
- Restroom
- Circulation hallway
- Laundry area
- Office

Complementary Apartment:

- Total Area: 71.06 sqm / 765 sqft
- 2 bedrooms
- Balcony
- Bathroom
- Kitchen
- Living room
- Ideal as storage, administrative office, or business support space

Permitted Uses:

The property holds a mixed residential-commercial zoning (HC), allowing a wide range of low-impact business uses, including:

- Café, restaurant (no alcohol), bakery or pastry shop
- Barbershop or hair salon
- Bookstore or stationery shop
- Florist
- Health food or organic products store
- Yoga, pilates, or martial arts studio
- Language, music, or arts academy

- Gallery or cultural space
- Medical, dental, or nutrition practice
- Gift shop, home décor, or pet supplies store

Connectivity:

San Miguel Chapultepec offers excellent access to Condesa, Roma, Polanco, and Paseo de la Reforma — placing this space at the heart of the city's most active commercial and cultural circuit.

Feel free to reach out for more information or to schedule a visit. We'd love to help!

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