PROPERTY BROCHURE

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

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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