PROPERTY BROCHURE

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Operation: Venta

Lot, commercial or office building for sale in Barranca del muerto

432sqm · 243m2 · O-02-3 · 3 levels
Barranca del Muerto, 482, Los Alpes, Álvaro Obregón, Ciudad de México

ASKING PRICE
$ 10,900,000 MXN

9
BEDROOMS

3
PARKING

432
built area
+ 243 additional m²
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





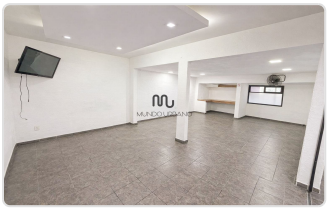











DESCRIPTION

Development Land with Mixed-Use Zoning for Sale | Barranca del Muerto, Mexico City | 243 sqm (2,615 sqft) lot

A lot on Barranca del Muerto, in one of the fastest-transforming urban corridors of southwestern Mexico City. The primary value of this property lies in the land and the flexibility its mixed-use zoning provides: it permits the development of a contemporary residential, corporate, or mixed-use building in a location with strong connectivity and growing demand.

In the meantime, the existing 432 sqm two-level construction is currently operating as offices and will be delivered vacant at closing — allowing for immediate rental income or owner use while the project is developed.

Property Details

· Total Land Area: 243 sqm (2,615 sqft)

· Existing construction: 432 sqm (4,650 sqft) across 2 levels

· Rectangular shape

· Flat topography

· Excellent connectivity to Periférico, Av. Revolución, and Insurgentes

· Area with growing residential and corporate demand

Development Potential

Option 1 – Residential

· 1 dwelling per 300 sqm of land

· Up to 3 levels

· 50% open area

· Ideal for a single-family residence

Option 2 – Residential with offices

· Up to 5 levels

· 70% open area

· Potential to build up to 7 dwellings

· Ideal for an apartment building with offices or medical practices

· Compatible with professional offices, consultancies, and private practices

Immediate Use: Offices or Commercial Space

The existing construction allows for immediate operation without renovation:

· 4 private offices

· 3 open work areas

· 2 large storage rooms

· 2 parking spaces

· Zoning compatible with professional offices, medical practices, and service-based commercial use

Location

On Barranca del Muerto, with immediate access to Insurgentes Sur, Periférico, Av. Revolución, San Ángel, Las Águilas, and Guadalupe Inn. A consolidated area with direct connectivity to the main corporate, commercial, and residential corridors of southwestern Mexico City.

Direct sale only. No property exchanges accepted.

Schedule your visit or request more information.

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