

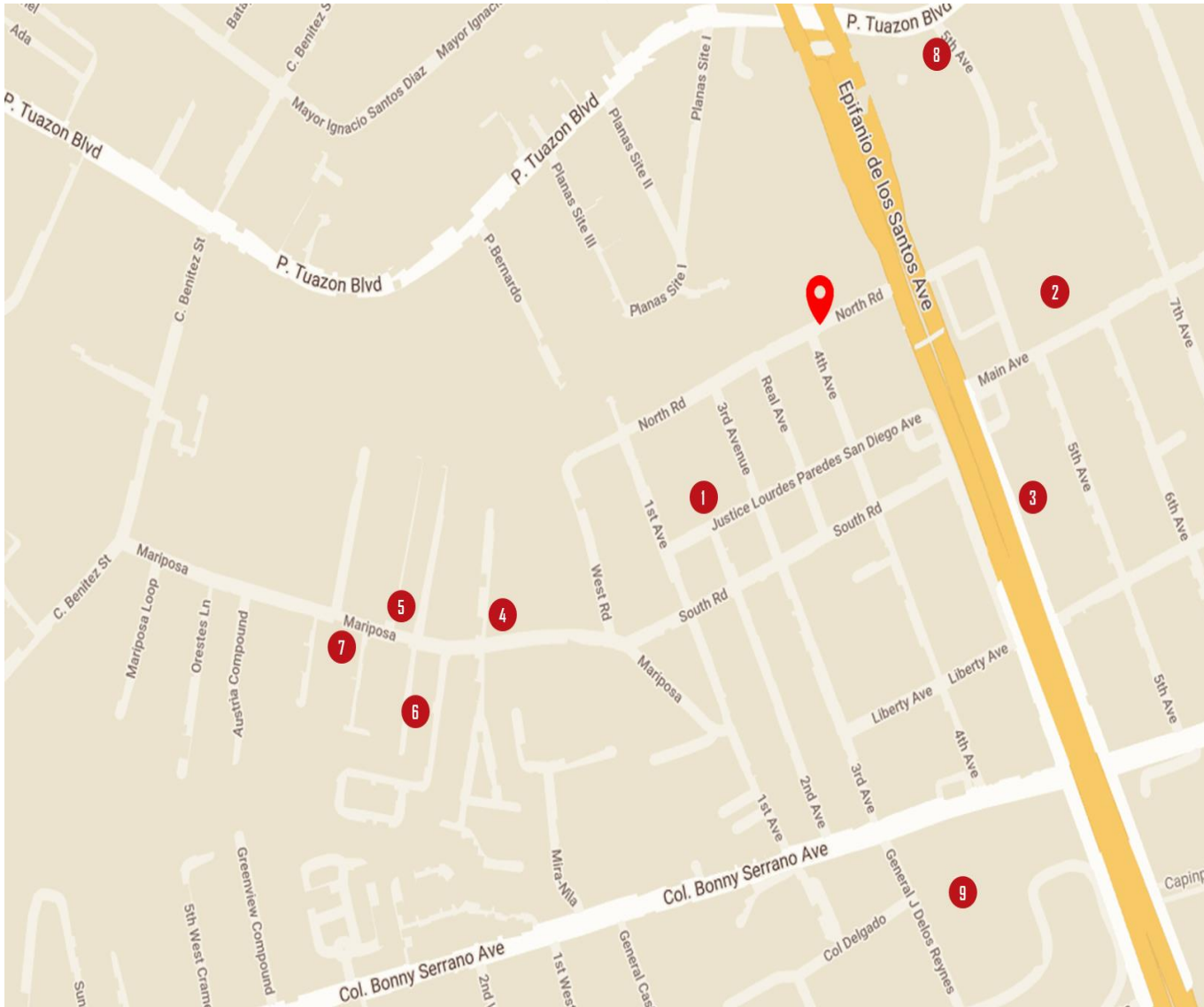


# For Sale

Bagong Lipunan, Quezon City

- 492 sqm. Corner lot ideal for residential/commercial developments;
- With existing residential structure;
- Excellent occupancy rate and income generating.

# LOCATION



- ✓ Corner lot ideal for mid-rise residential / commercial developments;
- ✓ The immediate surrounding vicinity is a mixture of residential developments and commercial establishments;
  - ~ 2 min walk to EDSA (100 m)
  - ~ 10 min drive to Greenhills (3 km)
  - ~ 10 min drive to Araneta Center (2.3 km)
  - ~ 15 min drive to Ortigas (5 km)
- ✓ Walking distance between two MRT Stations and to PNP Crame.
- ✓ Located in a flood-free, elevated area.

## LEGEND:

- |                                     |                          |
|-------------------------------------|--------------------------|
| 1 Madison Place by Vista Residences | 6 Richmore Townhomes     |
| 2 SM Hypermarket Cubao              | 7 Gracecourt Condominium |
| 3 Sentinel Residences               | 8 Amaia Skies Cubao      |
| 4 Marilena Garden                   | 9 Camp Crame             |
| 5 Kentwood Heights                  |                          |

# PROPERTY PHOTOS AND DETAILS



Address	Barangay Bagong Lipunan, Quezon City (near Camp Crame)
Lot Area:	492 sqm.
GFA:	Main House - 199.4 sqm. Modern Building - 160 sqm. Classic Building - 360 sqm.
Parking:	8 slots
Frontage:	26.55 meters on North Road and 16 meters on 4th Avenue
FAR:	Up to seven (7)-storey or 21 meters
Classification:	Residential / Commercial
Status:	With existing 2.5 floors, 16 door apartment structure and a house; mostly leased
Asking Price:	Available upon request

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