

\$345,000 - 306 Ne 23rd, SAN JUAN

MLS® #PR9114771

\$345,000

9 Bedroom, 5.00 Bathroom, 3,000 sqft
Residential Income on 0.06 Acres

PUERTO NUEVO, SAN JUAN, PR

Three-unit multifamily in centrally located Puerto Nuevo. Property breakdown: First Floor Front: 4 beds / 2 baths / Second Floor: 4 beds / 2 baths (currently rented month-to-month for \$1200/mo) / First Floor Rear Studio: 1 bed / 1 bath / All units are spacious and functional, with strong rental demand in the area. Combined potential rental income of ~\$3,000/month as-is, with upside through light upgrades or conversion to student housing or co-living. Located just minutes from Plaza Las Américas, UPR, Hato Rey financial district, and quick highway access. Strong long-term tenant pool from students, hospital staff, and government workers. Great for investors looking for a cash-flowing asset and value-add potential. Monthly Costs (Estimates): Water & Power: Variable by usage / tenant-paid / Annual Costs (Estimates): CRIM: ~\$1,700/Year Insurance: TBD based on coverage / Pre-qualification required for showings.



Built in 1990

Essential Information

MLS® #	PR9114771
Price	\$345,000
Sold Price	\$320,000
Date Sold	October 23rd, 2025
Bedrooms	9
Bathrooms	5.00

Square Footage	3,000
Acres	0.06
Year Built	1990
Type	Residential Income
Sub-Type	Triplex
Status	Sold

Community Information

Address	306 Ne 23rd
Area	San Juan
Subdivision	PUERTO NUEVO
City	SAN JUAN
County	San Juan
State	PR
Zip Code	00920

Amenities

# of Garages	2
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Interior

Interior Features	Other
Heating	None
Cooling	Other

Exterior

Exterior Features	Other
Roof	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 10th, 2025
Days on Market	40
Zoning	R

Listing Details

Listing Office	FL BROKERS
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