

ORBITA

COMMERCIAL RESIDENTIAL REAL ESTATE

INVESTMENT OPPORTUNITY · OCEAN PARK · SAN JUAN, PR

LOT 6, GERTRUDIS ST.

OCEAN PARK DEVELOPMENT · SAN JUAN, PUERTO RICO 00911

\$1,600,000

4

UNITS

2,799

SQ FT GLA

6

BEDROOMS

4.5

BATHROOMS

381 SM

LOT SIZE

VIVIAN INCLE
LIC. C20029
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VIVIAN@ORBITARE.CO
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2-Story

STRUCTURE

C4

CONDITION

RT-I

ZONING

Ocean

VIEW

66 yrs

AGE

PROPERTY OVERVIEW

A RARE
MULTI-UNIT ASSET

A distinctive two-story, four-unit residential property ideally situated in the coveted Ocean Park neighborhood of San Juan, Puerto Rico — one of the island's most sought-after coastal communities, steps from the beach.

The property encompasses 2,799 square feet of gross living area across four independent income-producing units, set on a generous 381-square-meter lot with a limited ocean view. Wood and metal construction with covered RC area, open terrace, two porches, fences, and paved areas throughout.

Ocean Park is renowned for its relaxed, walkable village atmosphere, proximity to pristine Atlantic beaches, and a vibrant community of residents, boutique hotels, and restaurants.

PROPERTY TYPE	2–4 Family · 4 Units
GROSS LIVING AREA	2,799 sq ft
TOTAL BEDROOMS	6 Bedrooms
TOTAL BATHROOMS	4.5 Baths

LOT SIZE	381.25 SM
PARCEL ID	041-041-132-04-001
DESIGN	2-Story / Wood & Metal
VIEW	Limited Ocean View
OUTDOOR	2 Porches · RC Area · Terrace
FEMA FLOOD ZONE	Zone X · No Special Hazard
REAL ESTATE TAX	2026 · \$1,371/yr
ZONING	RT-I (RT-3) Residential

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UNIT BREAKDOWN

FOUR INDEPENDENT UNITS

UNIT 01 MAIN RESIDENCE <table><tr><td>Type</td><td>2-Story Home</td></tr><tr><td>Area (1F)</td><td>819 sq ft</td></tr><tr><td>Area (2F)</td><td>804 sq ft</td></tr><tr><td>Bedrooms</td><td>3</td></tr><tr><td>Bathrooms</td><td>1 Full · 1 Half</td></tr></table>	Type	2-Story Home	Area (1F)	819 sq ft	Area (2F)	804 sq ft	Bedrooms	3	Bathrooms	1 Full · 1 Half	UNIT 02 STUDIO SUITE <table><tr><td>Type</td><td>Studio</td></tr><tr><td>Area</td><td>242 sq ft</td></tr><tr><td>Bedrooms</td><td>Studio</td></tr><tr><td>Bathrooms</td><td>1 Full</td></tr><tr><td>Kitchen</td><td>Modern Fitted</td></tr></table>	Type	Studio	Area	242 sq ft	Bedrooms	Studio	Bathrooms	1 Full	Kitchen	Modern Fitted
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Highlights	Open Terrace · Porch	Highlights	Updated Interior
UNIT 03		UNIT 04	
COASTAL SUITE		GARDEN UNIT	
Type	1-Bedroom	Type	1-Bedroom
Area	599 sq ft	Area	334 sq ft
Bedrooms	1	Bedrooms	1
Bathrooms	1 Full	Bathrooms	1 Full
Kitchen	Equipped	Kitchen	Equipped
Highlights	Beach View · Bright	Highlights	Private Porch · Garden

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— AERIAL VIEWS

LOCATION & SURROUNDINGS





OCEAN PARK & CONDADO SKYLINE



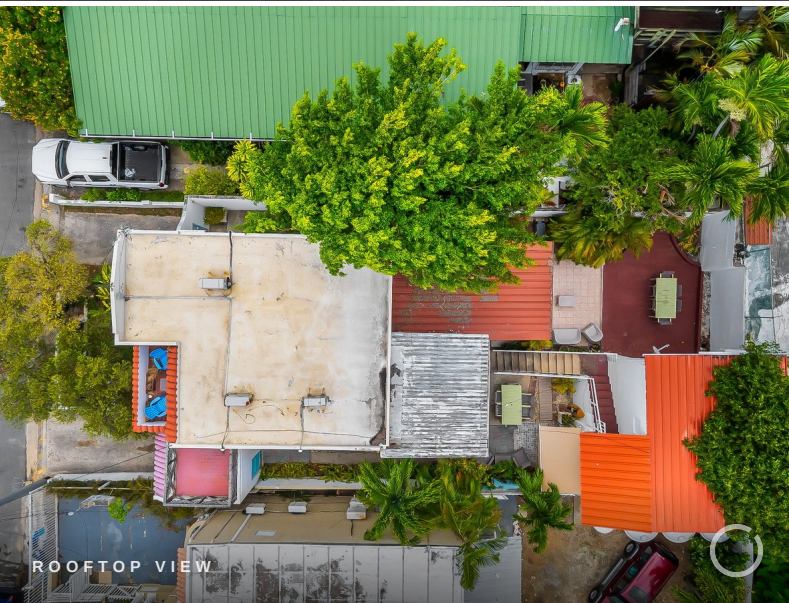
STEPS TO THE ATLANTIC



FRONT — GERTRUDIS ST.



REAR AERIAL



ROOFTOP VIEW

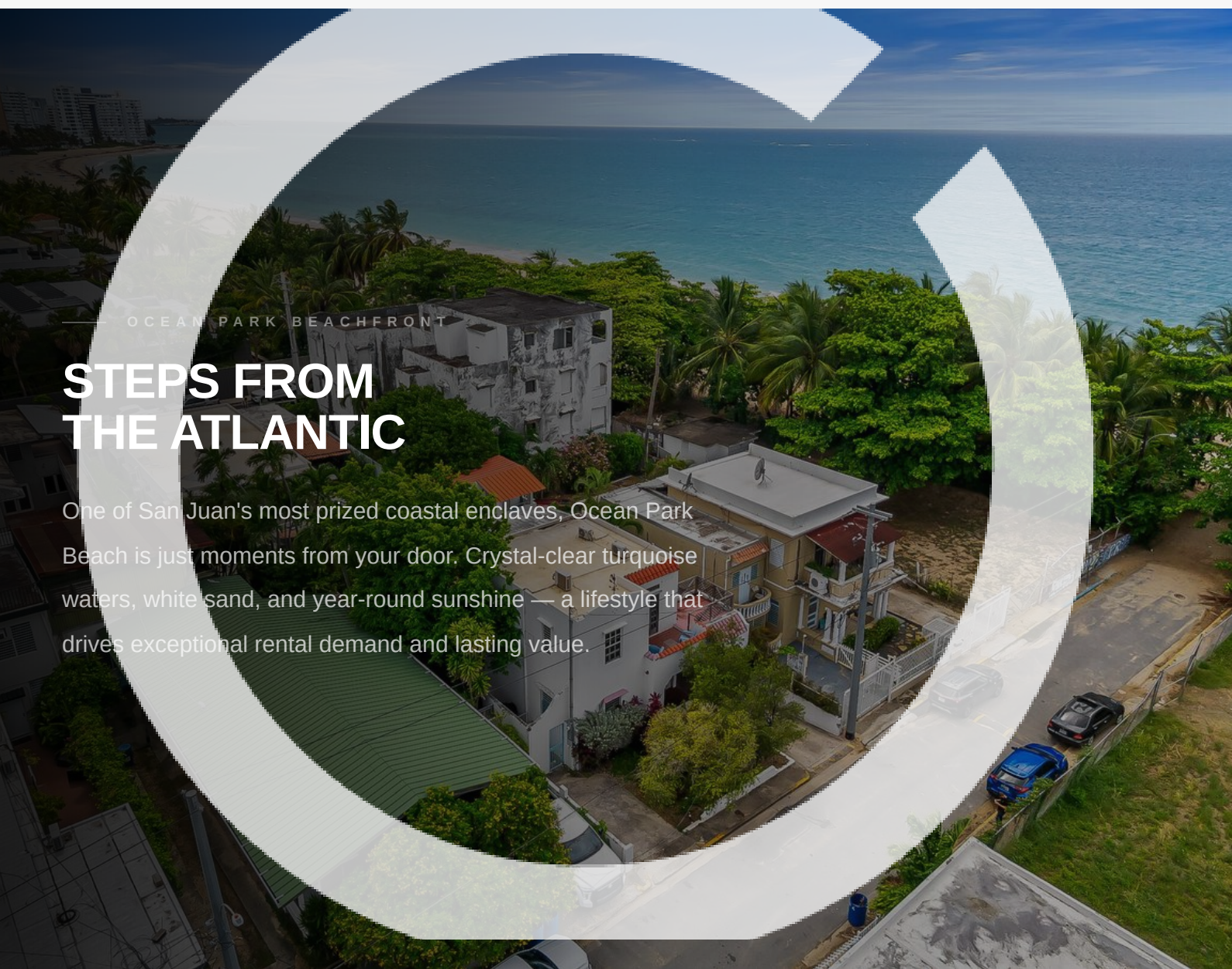


SIDE AERIAL



NEIGHBORHOOD CONTEXT

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OCEAN PARK BEACHFRONT

STEPS FROM THE ATLANTIC

One of San Juan's most prized coastal enclaves, Ocean Park Beach is just moments from your door. Crystal-clear turquoise waters, white sand, and year-round sunshine — a lifestyle that drives exceptional rental demand and lasting value.

THE PROPERTY



GARDEN & TERRACE

Private outdoor areas for relaxed coastal living



GARDEN TERRACE



REAR COURTYARD



OUTDOOR LOUNGE



AL FRESCO AREA

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GARDEN & TERRACE

LOT 6, GERTRUDIS ST. - OCEAN PARK - SAN JUAN, PR

MAIN RESIDENCE - UNIT 1

Selected interiors without repeated photographs



LIVING ROOM



DINING ROOM



KITCHEN & DINING



PRIMARY BEDROOM



FULL BATHROOM

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MAIN RESIDENCE - UNIT 1

LOT 6, GERTRUDIS ST. - OCEAN PARK - SAN JUAN, PR

MAIN RESIDENCE - UNIT 1

Living areas - two complementary views



LIVING ROOM



LIVING ROOM - ALTERNATE VIEW

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MAIN RESIDENCE - UNIT 1

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MAIN RESIDENCE - UNIT 1

Private sleeping quarters



PRIMARY BEDROOM



BEDROOM 2

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MAIN RESIDENCE - UNIT 1

LOT 6, GERTRUDIS ST. - OCEAN PARK - SAN JUAN, PR

MAIN RESIDENCE - UNIT 1

Additional bedroom and full bathroom



BEDROOM 3



FULL BATHROOM

INDEPENDENT UNIT

STUDIO SUITE - UNIT 3

Flexible accommodation with living, dining and kitchen areas



STUDIO LIVING & KITCHEN



DINING & GARDEN ACCESS

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STUDIO SUITE - UNIT 3

LOT 6, GERTRUDIS ST. - OCEAN PARK - SAN JUAN, PR

INDEPENDENT UNIT

UNIT 2 INTERIORS

Additional kitchen, sleeping area and bath



MODERN KITCHENETTE



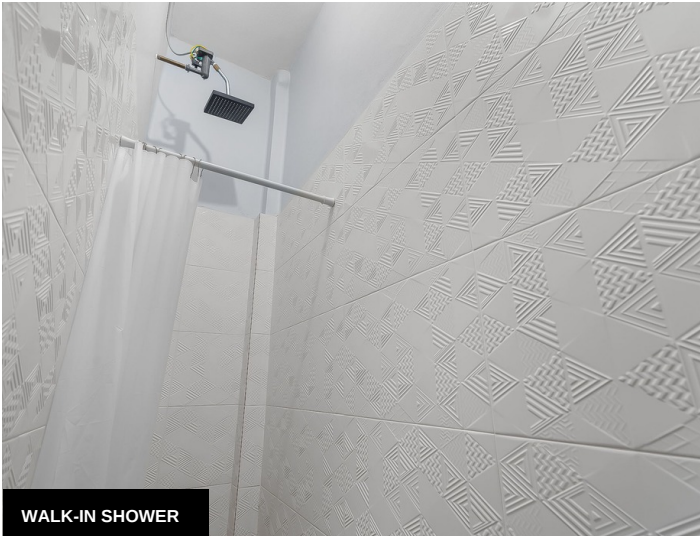
DINING & BEDROOM ACCESS



PRIVATE BEDROOM



ADDITIONAL BATH



WALK-IN SHOWER

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UNIT 2 INTERIORS

LOT 6, GERTRUDIS ST. - OCEAN PARK - SAN JUAN, PR

UNIT 4

Private one-bedroom accommodation with balcony and full bath



PRIVATE BALCONY



BEDROOM



LIVING & KITCHEN



OPEN LIVING AREA



FULL BATHROOM

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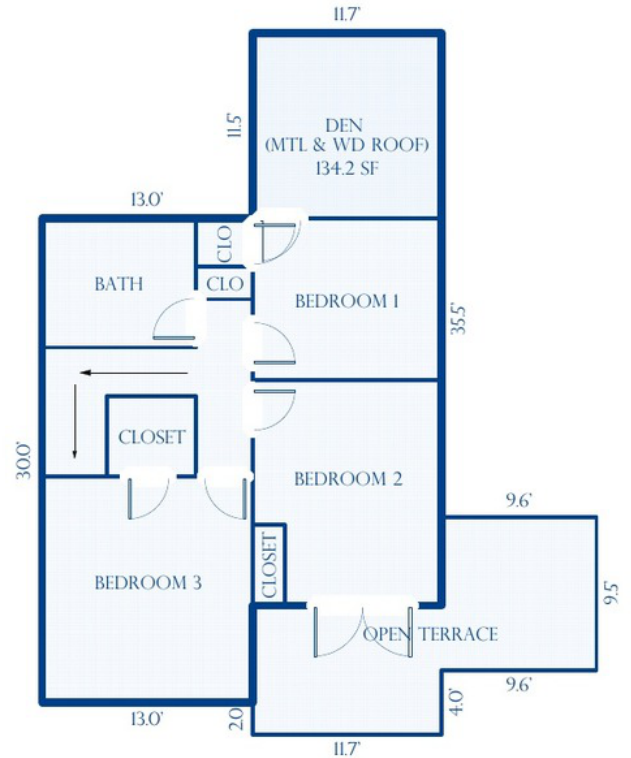
UNIT 4

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UNIT #2

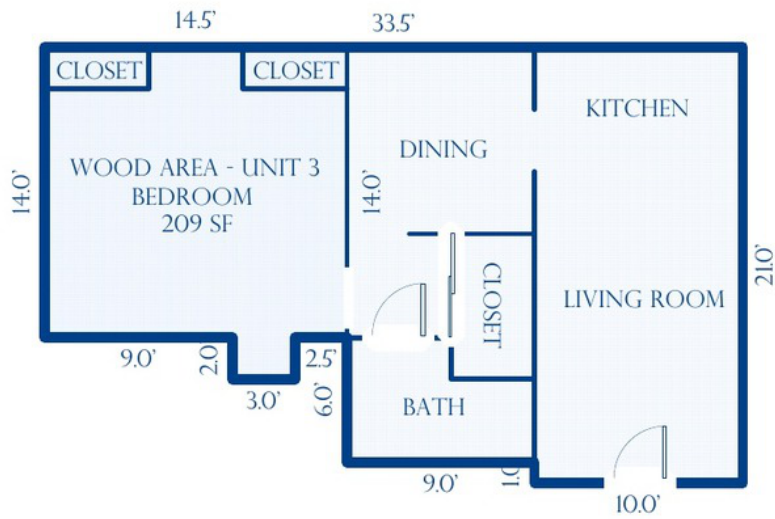


UNIT #1 / 1ST FLOOR



UNIT #1 / 2ND FLOOR

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	Unit #1	1.0	819.8	153.3	1624.0	Unit #1		39.0 x	13.0 =	507.0
	Unit #1	1.0	804.2	132.3				13.0 x	11.5 =	149.5
GLA2	Unit #2	1.0	241.7	66.3	241.7	Unit #2		11.7 x	8.5 =	99.2
OTH	RC Cov Area	1.0	115.0	43.2				11.7 x	5.5 =	64.2
	Open Terrace	1.0	184.4	69.5			19.0 x	11.7 =	221.7	
	Wood Roof Unit	1.0	227.5	64.0	661.0	Unit #1		8.0 x	2.5 =	20.0
	Wood & Metal 2n	1.0	134.2	46.3				35.5 x	11.7 =	414.2
P/P	Porch	1.0	93.3	39.3	93.3			30.0 x	13.0 =	390.0



UNIT #3



UNIT #4

*** The wood roof area has been removed.

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA3	Unit #3	1.0	599.0	113.0	599.0	Unit #4		19.7 x	17.0 =	334.3
GLA4	Unit #4	1.0	334.3	73.3	334.3	Unit #3		3.0 x	2.0 =	6.0
OTH	Wood Area - Unit	1.0	209.0	61.0	209.0			20.0 x	19.0 =	380.0
P/P	Porch	1.0	32.0	24.0	32.0			10.0 x	1.0 =	10.0
								14.5 x	14.0 =	203.0
Net LIVABLE						5 total items			(rounded)	933

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— LOCATION

OCEAN PARK — SAN JUAN'S COASTAL VILLAGE

- 01

Ocean Park Beach

Steps away — pristine Atlantic beachfront
- 02

Condado & Miramar

Minutes to San Juan's financial and luxury district
- 03

Isla Verde International Airport

Approximately 10 minutes by car
- 04

Old San Juan

Historic district accessible within 15 minutes
- 05

University of Puerto Rico

Major employment and academic hub nearby
- 06

Hospitals & Medical Centers

Ashford Presbyterian, San Jorge Children's Hospital
- 07

Dining & Retail

Walkable to Ocean Park's cafes, restaurants, boutiques

ADDRESS

Lot 6, Gertrudis St.
Ocean Park Dev., San Juan, PR 00911

COORDINATES

18.4540°N, 66.0567°W

ZONING

RT-I (RT-3)
Residential Tourist Intermediate Density

COMPLIANCE

Legal Non-Conforming (Grandfathered)

HIGHEST & BEST USE

Multi-Unit Residential

FEMA FLOOD ZONE

Zone X · No Special Flood Hazard

MARKET EXPOSURE

90–180 Days · Balanced Market

FINANCING

Conventional · FHA · VA · Fannie Mae

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ASKING PRICE

\$1,600,000

Lot 6 Gertrudis St. · Ocean Park

San Juan, PR 00911 · 4 Units · 2,799 Sq Ft

