

FOR SALE



Fortheuvelstraat 16

Price: USD 238.000 (AWG 423.640)

Location: San Nicolas

Lot size: 722 m2

FOR SALE: Prime Commercial Property on Main Road to Baby Beach Size: 722 m² Long Lease (Commercial Purpose) Location: Strategically located on a main road towards the famous Baby Beach, in a rapidly developing tourist area in Aruba. Property Highlights:

- **Historic Charm:** Formerly an ice factory, this property offers a piece of history with its unique character and charm.
- **High Visibility & Traffic:** Positioned on a high-traffic route, perfect for businesses seeking maximum exposure.
- **Endless Commercial Opportunities:** Ideal for a variety of ventures such as a shop, grocery store, restaurant, café, or garage.
- **Boutique Hotel or Residential Potential:** The space also offers the flexibility to develop into a boutique hotel or residential apartments.
- **Ample Parking:** Comes with its own parking, a rare and valuable feature in this location.

Investor's Dream: An excellent opportunity for investors with a keen eye for market trends and vision to establish a successful commercial enterprise in a booming tourist zone. Don't miss out on this unique and versatile

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