

## FOR SALE



### Prime Commercial Property on High-Traffic Main Road

**Location:** Oranjestad

**Lot size:** 4.540 m<sup>2</sup>

**Built up size:** 3.378 m<sup>2</sup>

Location Situated in a central area west of Oranjestad, this property benefits from a prominent position on the esteemed L.G. Smith Boulevard and Gutenbergstraat. It is strategically placed on a main road with high traffic, linking Oranjestad directly to the hotel strip and upscale residential neighborhoods. The property is easily accessible via a service road, accommodating both commercial and private vehicles. Property Description The property spans two long-lease parcels totaling approximately 4,540 m<sup>2</sup>. It features two interconnected buildings with a combined constructed area of 3,378 m<sup>2</sup>, as well as a separate warehouse building. Investment Potential With its significant size and prime location, this property offers a solid investment opportunity with potential for steady appreciation. Given its location near the harbor development area, it also presents possibilities for ambitious future development. Ideal for a range of uses, including retail, office space, or

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