

FOR SALE**Commercial Building in Eagle****Price:** USD 1.760.000 (AWG 3.168.000)**Location:** Oranjestad**Lot size:** 1.472 m2**Built up size:** 1.150 m2

Explore a strategically positioned office building nestled within the thriving heart of Oranjestad's bustling commercial district. This prime location offers effortless access to all corners of the city, making it an attractive hub for businesses and organizations seeking a dynamic space for their operations. Notably, the building presents an impressive scale, featuring a sprawling build-up area of 1150 m2, equivalent to approximately 12,378 sq. ft, and a total land expanse of around 1472 m2, roughly 15,844 sq. ft. The spacious design provides an abundance of room to breathe and innovate within its walls. Inside, the building is a treasure trove of office rooms and conference spaces, making it a versatile haven adaptable to a wide spectrum of business types and organizations. The flexibility in layout and function sets the stage for creativity and growth. For added convenience, a capacious parking lot graces the property, offering a coveted amenity for tenants and owners who require on-site parking, sparing them the hunt for parking spaces in the busy district. The rental rate, set at Awg. 30 per m2, ensures a competitive pricing structure, making this commercial space a practical and cost-effective choice for forward-thinking businesses. In essence, this office building stands as a beacon of opportunity for businesses and organizations in pursuit of a strategic, roomy, and well-situated

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