

**FOR SALE**

## Schotlandstraat Retail & Warehouse

**Price:** USD 1.435.000 (AWG 2.583.000)

**Location:** Oranjestad

**Lot size:** 3.684 m<sup>2</sup>

**Built up size:** 996 m<sup>2</sup>

Presenting a prominent building situated on a parcel of long lease land. The structure boasts a robust steel framework, featuring a two-story retail area alongside office spaces at the forefront, while the rear segment encompasses four separate warehouses, each complete with dedicated restroom facilities. Ample parking spaces adorn the front and right side of the building, and the property is partially enclosed by fencing, ensuring security and privacy. Strategically positioned along an asphalt road and surrounded by occupied lots, the building enjoys a favorable location to the east of the main road connecting Oranjestad to Noord, approximately 3 kilometers from the heart of Oranjestad. This commercial hub is situated within a sought-after commercial vicinity, fostering promising business prospects and visibility. Key Property Details: Built-up Size: 997 m<sup>2</sup> Lot Size: 3684 m<sup>2</sup> Floors: 21st Floor Area: 256 m<sup>2</sup> 22nd Floor Area: 146 m<sup>2</sup> Warehouse 1: 152 m<sup>2</sup> Warehouse 2: 71 m<sup>2</sup> Warehouse 3: 152 m<sup>2</sup> Warehouse 4: 220 m<sup>2</sup> Embrace the opportunity to establish your business in this expansive and strategically positioned property, ideal for commercial ventures seeking a well-appointed and versatile operational space.

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