



## Bernardstraat 246

**Location:** San Nicolas

**Lot size:** 807 m<sup>2</sup>

**Price:** 745000 USD

**Built up size:** 753 m<sup>2</sup>

Berkshire Hathaway HomeServices Aruba Realty is thrilled to present an exceptional investment opportunity in the heart of San Nicolas. This versatile commercial property, located on Bernard Straat, offers a unique blend of retail spaces ready to generate revenue and vacant areas ripe for development. This expansive property spans 753 m<sup>2</sup> of gross built area, featuring multiple shops and convenient toilet facilities. Key highlights include:

**Solid Construction:** Built with robust masonry concrete blocks, reinforced with a concrete ring beam, and finished with a smooth, painted cement plaster layer.

**Versatile Door Options:** The property includes wooden panel doors, solid wooden doors with glass panes, aluminum doors with glass panes, and steel doors, ensuring both functionality and aesthetic appeal.

**Secure Windows:** Features fixed glass windows in treated pine wood frames, enhanced with steel grilles and metal roll-up shutters for added security.

**Durable Flooring:** Smooth-finished concrete floors adorned with ceramic tiles and carpet provide a professional and comfortable atmosphere.

**Functional Roof Design:** The gable and gently sloping shed roofs, constructed from wooden rafters, purlins, and aluminum corrugated sheets, offer



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**Berkshire Hathaway HomeServices Aruba Realty**

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