



## Commercial Building in Oranjestad For Sale

**Location:** Oranjestad

**Lot size:** 503 m<sup>2</sup>

**Price:** 2022471 USD

**Built up size:** 956 m<sup>2</sup>

Prime Commercial Property for Sale – Soon-to-Be Busiest Area of Oranjestad

Location: Caya G.F. (Betico) Croes #86 & #88, Oranjestad, Aruba

Lot Size: 503 m<sup>2</sup> (Private Property Land - Eigendom)

Built-up Area: 956 m<sup>2</sup> Price: AWG 3,600,000/ USD

2,022.471

**Property Highlights**

- Strategic location in Oranjestad's rapidly developing commercial zone, along the tram route, in what is set to become one of the busiest retail and business districts in Aruba.

- Expansive two-story layout with 956 m<sup>2</sup> of built-up space, ideal for retail, office, or mixed-use businesses.

- Ground floor: Three commercial spaces with individual entrances, three restrooms, and two staircases.

- Mezzanine and second floor: Additional office spaces, storage areas, kitchenettes, and separate ladies' and men's restrooms.
- Solid construction with reinforced concrete, modern storefronts, and high-quality materials.

- Move-in ready with air-conditioning, burglar-proof roll-up gates, and connected utilities.

**Why Invest?**

- A rare opportunity to own a prime commercial building in the heart of Oranjestad.

- Ideal for retail stores, corporate offices, or a high-traffic business hub.

- Positioned for growth in a thriving business

[Read more on our website](#)

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