



## Commercial Building for Sale – Caya G. F. Betico Croes 47, Oranjestad

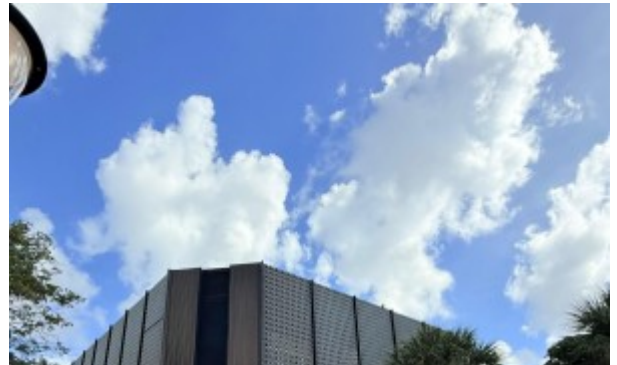
**Location:** Oranjestad

**Lot size:** 181 m2

**Price:** 786516 USD

**Built up size:** 346 m2

Commercial Building for Sale – Caya G. F. Betico Croes 47, Oranjestad  
Price: AWG 1,400,000 | US \$786.52  
Location: Oranjestad Mainstreet, Aruba  
Land Size: 181 m<sup>2</sup> Built Area: 346 m<sup>2</sup>  
Ownership: Property Land (Freehold)  
Description Situated in the bustling heart of Oranjestad's Mainstreet, this spacious commercial building offers an exceptional opportunity for business owners and investors seeking prime exposure in one of Aruba's most visited shopping and business districts. The property sits along the popular tram route, surrounded by well-known retail stores, local boutiques, and restaurants, ensuring constant visibility and heavy pedestrian traffic. The building features two floors with a total built area of 346 m<sup>2</sup>. The ground floor is designed for commercial use and currently accommodates a café and retail spaces with changing rooms, restrooms, and storage areas – offering multiple options for tenants or business operations. The first floor includes a fully functional 2-bedroom apartment with a living room, kitchen, dining area, and bathroom, making it ideal for additional rental income or on-site living. This mixed-use property presents excellent flexibility for investors who want to combine retail, hospitality, or office use with



**Berkshire Hathaway HomeServices Aruba Realty**

Website: [bhhsaruba.com](http://bhhsaruba.com) | Office number: +(297) 280-0047 | Email: [info@bhhsaruba.com](mailto:info@bhhsaruba.com)

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