



## Commercial Building in Down Town Oranjestad for Sale!

\$ 1,900,000 / AWG 3,382,000

### Oranjestraat 5, Oranjestad

#### Prime Commercial Building in the Heart of Downtown Oranjestad

Located in the vibrant center of downtown Oranjestad, this iconic three-story building offers a rare opportunity for investors or business owners. Originally built in 1930 and thoughtfully renovated in 1990, the property combines historical charm with modern functionality.

- **Property Type:** Commercial
- **Land Status:** Property land (owned land)
- **Stories:** 3
- **Total Built Area:** Approx. 600 m<sup>2</sup>
- **Balcony:** 150 m<sup>2</sup> (First Level)

<b>Contract:</b>	For sale
<b>Type:</b>	Commercial
<b>Area:</b>	Oranjestad
<b>Bedrooms:</b>	0
<b>Bathrooms:</b>	
<b>Pool:</b>	No
<b>Lot size:</b>	358 m <sup>2</sup>
<b>Build up area:</b>	900 m <sup>2</sup>

### Ground Floor

- 5 rental units
- Currently tenanted, including a well-known shoestore

### First Floor

- Approx. 300 m<sup>2</sup> of interior space
- Expansive 150 m<sup>2</sup> balcony, ideal for outdoor dining or events

### Second Floor

- Approx. 300 m<sup>2</sup> of versatile space

This property is ideal for retail, office space, or a restaurant. Surrounded by established eateries and businesses, it's positioned perfectly for high visibility and foot traffic.

**For more information or to schedule a viewing, contact:**  
**Xenia Roelofsen**  
+297 5644357