





Bernardstraat 246

Location: San Nicolas
Lot size: 807 m2
Price: 745000 USD
Built up size: 753 m2

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 , offer a unique blend of retail spaces ready to generate revenue and vacant areas ripe for development.This expansive property spans 753 m² 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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