

# FOR SALE



## Frankrijkstraat 9

**Price:** USD 1.485.000 (AWG 2.643.300)

**Location:** Oranjestad

**Lot size:** 1.470 m<sup>2</sup>

**Bathrooms:** 4

**Built up size:** 560 m<sup>2</sup>

Prime Commercial Property in Oranjestad – Aruba's Business Gateway A strategically located commercial property in the heart of Aruba's business district. Situated at Frankrijkstraat 9, this two-story building combines a practical layout with excellent accessibility. Its central position places you just minutes from Oranjestad, Noord, the airport, the harbor, and the island's main highway – making it one of the island's most desirable business locations. The property sits on a 1,470 m<sup>2</sup> (15,199 SQ FT) lot with a total of 560 m<sup>2</sup> (6,028 SQ FT) of built-up space, plus additional undeveloped land at the rear that offers potential for future expansion. The ground floor (260 m<sup>2</sup> / 2,799 SQ FT) includes a reception area, three workspaces, a large conference room, and a spacious storage and work area with a loading dock to the back of the property. A kitchen, two restrooms, and a server room complete this level. The first floor (300 m<sup>2</sup> / 3,229 SQ FT) consists of a large area divided into nine functional spaces, adaptable for a

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