



**CENTURY 21.**  
Aruba Houses  
Aruba

**Roger Schimmel**  
Broker / Owner

Office: (297) 586-4242  
roger@c21aruba.com  
https://century21aruba.com

CENTURY 21 Aruba Real Estate, Palm Beach 4-G, Oranjestad, Noord, Aruba

## Avenida Milo Croes 17

Dakota (Oranjestad East) 📍 Aruba

**MLS# 1151820**

Commercial Building/Office

**898,876**



**District/Area:** Dakota (Oranjestad East)

**Region/Country:** Aruba

**Class:** Commercial

**Prop.Name:** Avenida Milo Croes 17

**Land Area:** 516 m<sup>2</sup>

**Floor Area:** 652 m<sup>2</sup>

**Prop.Type:** Commercial Building/Office

**Oper.Costs:**

### Features and Amenities

**Parking - Spots**

Ample Parking

**Air Conditioning**

Air Conditioning

**Near By**

Shopping  
Town  
Commercial Activities  
Public Transportation  
Airport

**Location Features**

Access to Major Roads  
Street corner

### Remarks

Commercial building with an ideal commercial space coupled with a second floor of apartments for sale!

Introducing an extraordinary commercial building for sale, strategically positioned next to the heavily trafficked road "Avenida Milio Croes", offering unparalleled visibility and exposure. This remarkable 2-story structure is a golden opportunity for savvy investors looking to capitalize on its lucrative potential. The ground floor of this commercial gem boasts an expansive and well-designed office space that caters to a variety of business needs. The flexible layout ensures that your commercial vision can come to life with ease. Additionally, the ground floor includes convenient storage facilities to cater to the demands of businesses requiring inventory management. One of the unique selling points of this commercial building is the second floor, which presents a treasure trove of 10 well-designed apartments. Each apartment offers a cozy and inviting living space, creating an ideal opportunity for potential residents seeking

comfort and convenience in a bustling location. These provide a steady and reliable extra income stream for the property owner.

The area is well-connected to major transportation routes, offering effortless access to nearby commercial hubs, residential neighborhoods, and essential amenities. This not only makes it an attractive option for potential businesses but also enhances the overall appeal of the apartments to tenants seeking a well-connected and vibrant living experience. This commercial building for sale is an exceptional investment opportunity, combining the best of both worlds - an ideal commercial space primed for exposure and success, coupled with a second floor of apartments that provide an additional and steady income stream.

Contact us for more information or to schedule a viewing.