



**CENTURY 21.**  
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**Century 21 Aruba Real Estate**  
Real Estate Broker

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

## LG Smith Blvd 20

Surfside (Oranjestad East) 📍 Aruba

**MLS# 1152266**

Commercial Building/Office

**8,657**



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

**Region/Country:** Aruba

**Class:** Commercial

**Prop.Name:** LG Smith Blvd 20

**Floor Area:** 410 m<sup>2</sup>

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

**Oper.Costs:**

### Features and Amenities

#### Condition

Well Maintained

#### Security

Security System

Alarm System

#### Parking - Type

Parking Lot

#### Air Conditioning

Central A/C

#### Parking - Spots

Ample Parking

#### Near By

Shopping

Town

Agricultural Activities

Commercial Activities

Highway

Industrial Activities

Public Transportation

Airport

Casino(s)

Marina

#### Accessibility

Easy Access

#### Front Access Road

City Maintained

### Remarks

Introducing an exceptional commercial property for rent in a prime location!

Nestled alongside a bustling, heavy-traffic boulevard road, this commercial property offers an incredible opportunity for businesses seeking visibility, accessibility, and a strategic location. Situated in a highly sought-after area, this 2-story property boasts 400 m2 of versatile space and an abundance of parking,

making it an ideal choice for a wide range of businesses. This property is within close proximity to downtown, various great restaurants, shopping, Nikki Beach, the Renaissance Hotel-mall & marketplace and also the international airport.

**Key features:**

**Unbeatable Location:** The property is strategically positioned along one of the city's busiest boulevard roads, ensuring maximum exposure and foot traffic. Your business will benefit from the constant flow of potential customers passing by.

**Abundant Parking:** Unlike many properties in high-traffic areas, this commercial space offers plentiful parking options. Customers and clients will appreciate the convenience of easily accessible parking, enhancing their overall experience.

**High Visibility:** Multiple storefront windows ensure your business is prominently visible from the street, providing an excellent opportunity for eye-catching displays and signage.

**Local Amenities:** Located in a thriving commercial district, you'll find a vibrant community of neighboring businesses, restaurants, and services, creating a dynamic and supportive environment.

This commercial property for rent offers an exceptional chance to establish or expand your business in a prime location. Don't miss the opportunity to take advantage of this unique property. Whether you're a retail entrepreneur or a professional service provider, this space can be tailored to meet your business aspirations.

Rental price is AWG. 15.410 per month.

Contact us for more information or to schedule a viewing.