

# FOR SALE

## \$ 6,000,000.00 USD

Aruba - Aruba

Oranjestad

Listing ID: 00130282637

Magdalena Business Center - Commercial InvestmentThe Magdalena Business Center is strategically located in a highly commercialized area along Sasaki Road, within close proximity to both low-rise and high-rise hotels, as well as luxury condominiums. This location offers excellent visibility and accessibility, making it ideal for a variety of commercial tenants. Positioned directly across the road from a major commercial bank and surrounded by other prominent office buildings, the center benefits from established business traffic and strong surrounding infrastructure. The building has been constructed using durable, high-quality materials, reflecting long-term investment value and minimal maintenance concerns. Overall, the construction quality, workmanship, and finishing are of a high standard, contributing positively to the building's longevity and appeal. Each of the 16 office and commercial units within the two-story structure will be individually rented and outfitted according to the tenant's operational needs, allowing for customized interior decoration and functionality. This flexibility enhances tenant satisfac



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