



## Magdalena Business Center

**Price:** USD 6.000.000 (AWG 10.800.000)

**Location:** Oranjestad

**Lot size:** 3.508 m<sup>2</sup>

**Built up size:** 2.461 m<sup>2</sup>

Prime Commercial Investment Opportunity Magdalena Business Center is strategically located along Sasaki Boulevard, one of Aruba's most active and established commercial corridors. Surrounded by luxury condominiums, low-rise hotels, and key local businesses, this prime location offers outstanding visibility, accessibility, and a steady flow of commercial activity. Additionally, the property enjoys partial ocean views, further enhancing its appeal and value for tenants and investors alike. Directly across from a major commercial bank and neighboring several prominent office buildings, the property benefits from excellent infrastructure and consistent business traffic. This modern, two-story building consists of 16 fully leased commercial units, each tailored to the operational needs of its tenants. The strong occupancy rate and diversified tenant base provide a stable and high return on investment. Constructed with durable, high-quality materials, the building demonstrates exceptional construction standards, with excellent workmanship and finishes that ensure long-term value and minimal maintenance concerns. The center also features ample on-site parking, offering added convenience for both clients and tenants — a key advantage in this prime commercial location. Contact Jennifer Croes at +2975939811 or [Jennifer.croes@rogaruba.com](mailto:Jennifer.croes@rogaruba.com) for more

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