



Wayaca 31-C

Price: USD 3.932.585 (AWG 7.078.653)

Location: Oranjestad

Lot size: 5.423 m²

Built up size: 2.646 m²

Prime Commercial Property for Sale in Wayaca, Oranjestad This exceptional commercial property, previously utilized by a medical university, presents a rare opportunity to acquire a high-capacity facility in one of Aruba's most strategic and accessible locations—just north of Reina Beatrix International Airport and minutes from downtown Oranjestad. **Property Highlights:** Land Size: 5.423 m² (long lease land) Total Built Area: Approx. 2.646 m² across three stories Usage: Ideal for educational, institutional, or redevelopment purposes Zoning: Residential area with commercial transition designation (ROPV2019) Facilities & Layout: First Floor: Dormitory wings, entrance hall, library, canteen, gym Second & Third Floors: Classrooms, laboratories, offices, hallways Staircases: 6 internal/external staircases Elevator: 1 installed electrical elevator Parking: Paved and asphalted lot of 3.248 m² at front and back Security: Fully fenced with concrete walls and alarm/camera system Additional Features: Hardscape areas, industrial kitchen, fire alarm system, and more This unique property offers an ideal base for investors or institutions seeking a large, adaptable facility in a prime location. Suitable for educational campuses, training centers, student housing, or reconfiguration to medical or office use. For more information: Contact Everett

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