





### PROPERTY INFORMATION:

Address	: Eastern Main Road, Arouca, Trinidad
Category	: Commercial Sale
Type	: For Sale
Parking	: Yes
Square Feet	: 3088.00
Lot Size	: 5531 sqft
Number of Floors	: 2

### PROPERTY INFORMATION:

This conveniently located 2-storey building was built in 1997. The parcel of Freehold land which the building sits comfortably on has a frontage of 55ft and a depth of 102ft. There is parking for at least 6 vehicles and the building is divided into 3 separately metered spaces.

The ground floor measuring 1,448sf is divided into 2 separate spaces. Each space is subdivided into offices, open plan spaces and restroom facilities. There is an additional space attached to the back of the property that is ideal for storage or as an office. The upper floor measuring 1,640sf is presently configured with an open plan space, kitchenette, offices and a full bathroom. Additional features include: Tankless water heater, Water tank, Security cameras and lights, Tiled floors throughout, Open parking for 6 vehicles, Enclosed parking for 4 vehicles. Located on the Eastern Main Road and in proximity to the Arouca junction and Trincity Mall, this property is ideal for soft commercial and there is easy access to walk-in clientele. Price Reduced to TT\$3.5M

### CONVENIENCE:

#### General Amenities:

1/ Internet (Wired) 2/ Cable TV (Wired)

#### Accessibility Amenities:

#### Appliance Amenities:

#### Community Amenities:

#### Exterior Amenities:

1/ Exterior Lighting 2/ Fence 3/ Garage

#### Interior Amenities:

1/ Air Condition 2/ Tiled Floors Throughout

#### Landscape Amenities:

#### Security Amenities:

**AGENT:**



Name

**Liane Ifill**