

FOR SALE



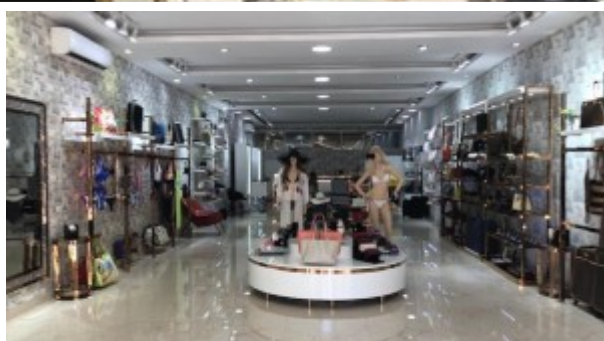
Front Street Commercial Building

Price: USD 935.000

Location: Philipsburg

Lot size: 212 m2

FOR SALE: Prime commercial building located on Front Street, right in the bustling heart of Philipsburg, a vibrant area known for its heavy foot traffic and popularity with both tourists and locals. This property is situated on 212m² of flat land and features a sturdy 1-storey concrete structure with a mezzanine at the rear, offering versatile usage possibilities. Currently, the building is tenanted, making it an ideal investment opportunity for those seeking immediate rental income. The main level of the building serves as a spacious shopping area, complete with large showcase windows that maximize product visibility for passersby. The layout includes a back section that functions as storage space, with bathroom facilities conveniently located for staff. On the mezzanine floor, additional storage space is available, along with a second set of bathroom facilities to accommodate the needs of a growing business. For enhanced security, both the showcase windows and



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