



## Commercial - Office For Sale

### ETHEL STREET, ST. JAMES

ASSIGNED AGENT	AGENT CONTACT	LOCATION	PRICE
Angelique Pegus	868-340-6404	St. James	\$2,550,000.00 TTD



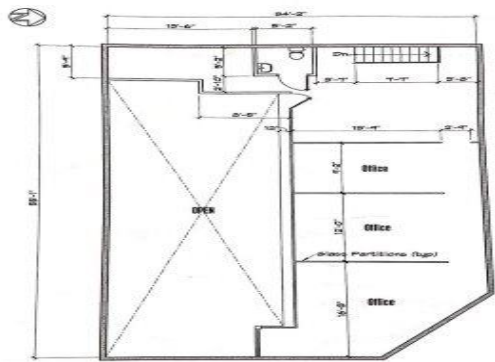
This two storey building is 2912 sf and sits on a corner lot of 2500 sf of freehold land. It is conveniently located on Ethel Street, just off of Mucurapo Road close to a number of amenities.

At present, the building is separated into three spaces, each is fully air-conditioned with its own restroom facility and external public access. This layout attracts a monthly rental income potential of \$21,000, making this a fantastic investment opportunity.

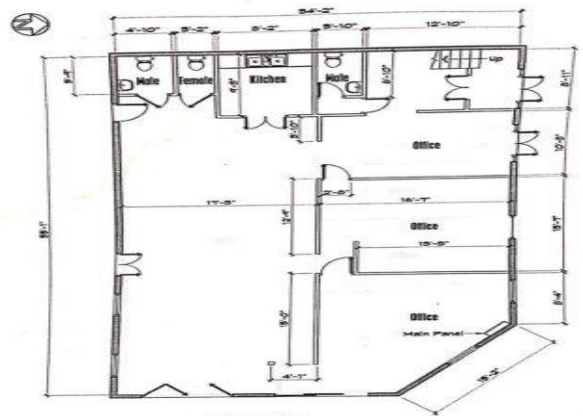
Adequate soft parking is available on the surrounding streets

Amenities

Fully air-conditioned, Freehold



**FIRST FLOOR PLAN**  
 1/8"=1'-0"  
 AREA: 1088.7 SQ. FEET



**GROUND FLOOR PLAN**  
 1/8"=1'-0"  
 AREA: 1827.3 SQ. FEET