

FOR SALE

**Santa Cruz 248****Price:** USD 269.663 (AWG 480.000)**Location:** Rooi Santo**Lot size:** 873 m2

A Commercial Gem with Endless Possibilities – Santa Cruz 248 In the vibrant heart of Santa Cruz lies a property full of opportunity, Santa Cruz 248, a long lease commercial fixer-upper with unbeatable location advantages and plenty of charm. Positioned directly across from the busy Mundo Nobo Supermarket and on the road to the popular Huchada and Urataka Restaurants, this 873 m² parcel of land features a 281 m² built-up area, ready for renovation or a complete redesign. With constant foot traffic, excellent visibility, and easy accessibility, this property is perfect for a retail store, local eatery, office hub, or a multi-purpose commercial space. The property is currently used to sell local snacks, showing its existing connection with the community. Adding to its unique appeal are several mature fruit trees, including mango, mispel, and kenepa, providing natural shade and character to the space. This is more than just a property, it's an investment into a growing, high-demand area. Whether you're an entrepreneur with a vision or an investor seeking location-driven value. Santa

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