

Hamptons

INTERNATIONAL



Shirley Street Nassau / New Providence

£600,000
(\$795,000)

Property details



Key features

- **Living Area: 5,024 sq. ft.**
- **Lot Size: 17,102 sq. ft.**
- **Generator**
- **Year Built: 1975**
- **Floors: 2**
- **Construction: Concrete**

Attributes

- **Apartment**
-  **Private parking**
-  **Commercial**
-  **Refurbished**

Shirley Street Nassau / New Providence

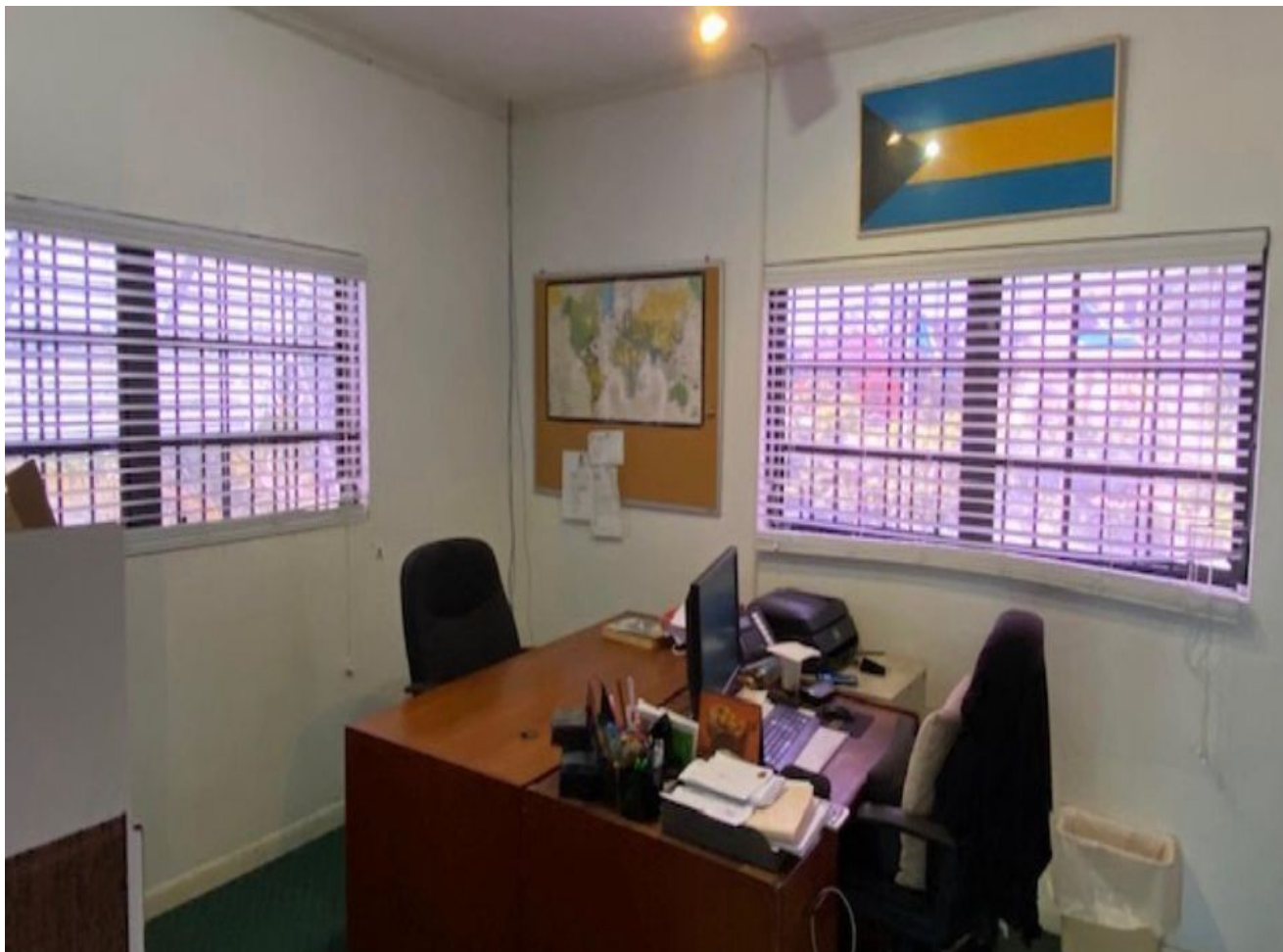
£600,000
(\$795,000)

Description

Nassau Commercial Compound - Nassau / New Providence - Nassau Commercial Compound Rare mixed-use commercial opportunity in one of Nassau's most strategically positioned locations between East Bay and Shirley Streets and minutes from Paradise Island, Nassau Harbour, marinas, downtown Nassau and major tourism and financial districts. Situated on a 17,102 sq. ft. lot with substantial on-site parking, this standalone commercial compound offers exceptional flexibility for owner-users, investors or businesses seeking a highly accessible headquarters location. The property comprises a three-storey office building totaling approximately 2,512 sq. ft. featuring conference areas, open collaborative workspaces, private offices, kitchen facilities, server/IT room and multiple bathrooms. The layout lends itself well to professional offices, marine-related businesses, consulting firms, NGOs, medical or administrative use, creative studios or boutique corporate headquarters. Also located on the property is a renovated single-storey triplex apartment building totaling approximately 2,134 sq. ft. consisting of three one-bedroom, one-bathroom units, each generating rental income potential or suitable for staff accommodations, executive housing or additional office conversion. Additional features include extensive parking, covered patios, carport areas, a 30KW CAT generator, well water system, security system and renovated interior spaces. The property offers a rare combination of commercial functionality, income-producing residential units and redevelopment potential in a high-demand eastern New Providence location. Offered for sale at \$795,000 gross.





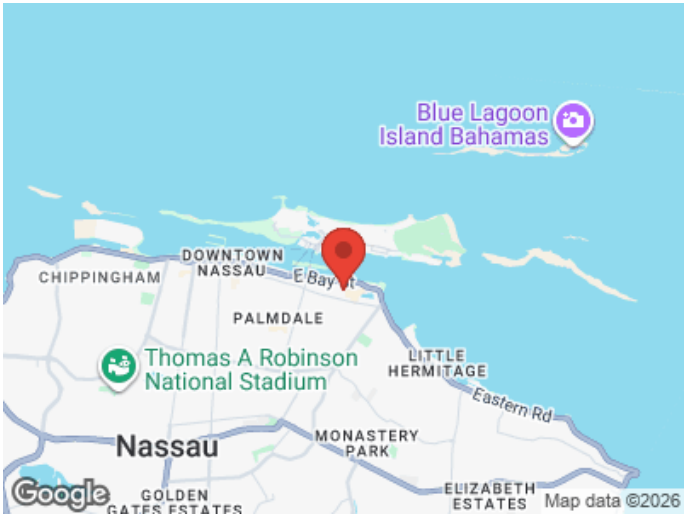
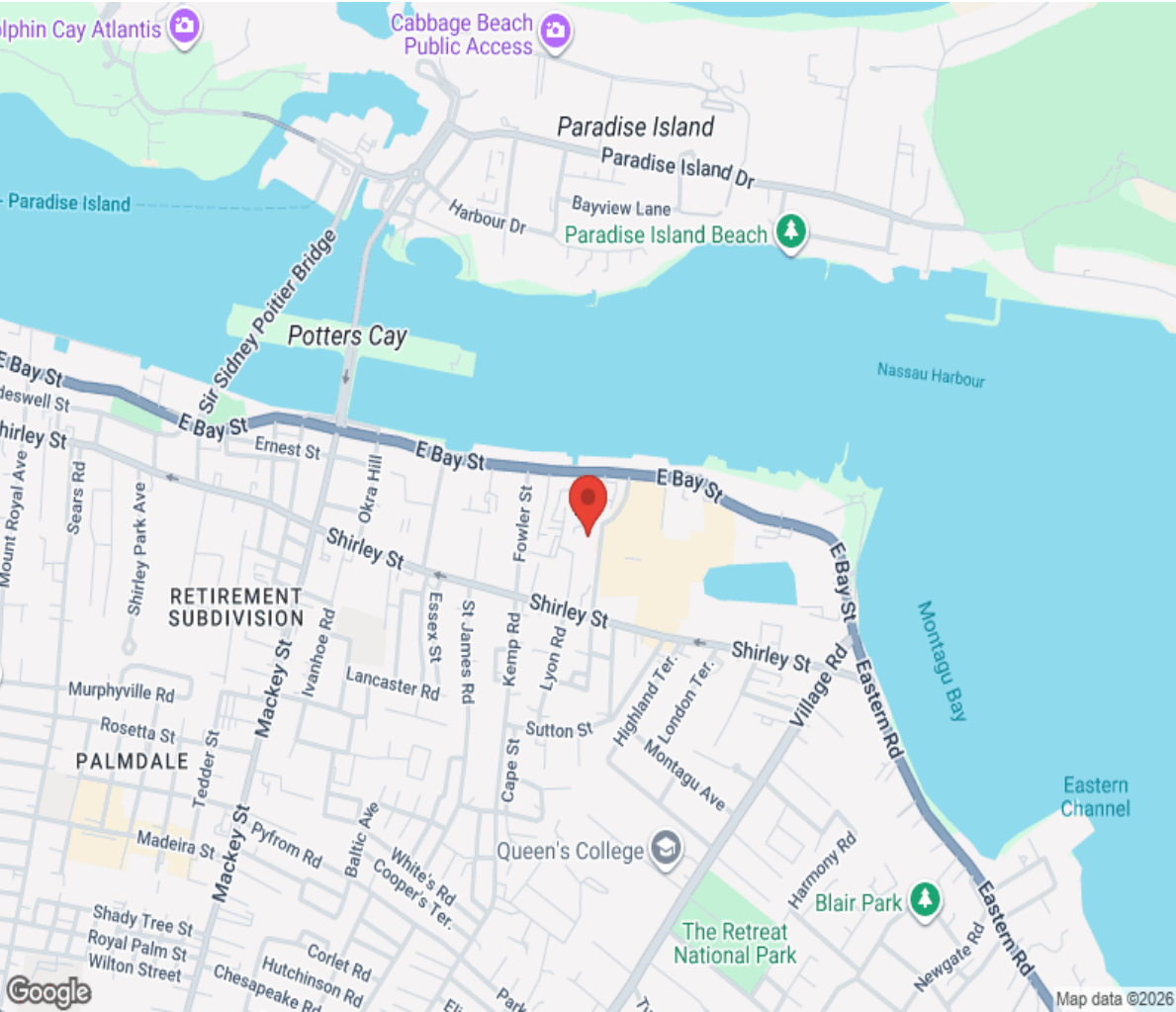








Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com