

FOR SALE

Commercial property in the heart of Rincon

Kaya Encarnacion B. Sint Jago 7, Rincon

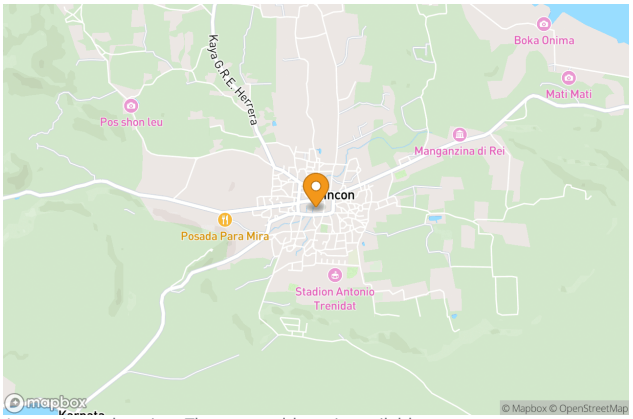
US$ 445,000
Asking price
Buyers Costs



5 bedrooms	1.5 bathrooms	294 m²	469 m²	Home

Specifications

Neighbourhood	Rincon
Address	Kaya Encarnacion B. Sint Jago 7
Land	Leasehold
Bedrooms	5
Bathrooms	1.5
Total living area	294 m²
Total ground area	469 m²
Maintenance status	matig



Approximate location. The exact address is available on request.



Highlights

- Central location in historic Rincon
- Five separate office rooms with reception and waiting areas
- Stated area of 294 m² on a 469 m² plot
- Covered rear terrace, carport and separate storage room
- Potential for organisations involved in community, cultural or educational activities
- Kitchenette, server room and bathroom facilities
- Split-unit air conditioning and 110V/220V connections
- Current leasehold term ending January 18, 2040

Description

For community organisations, cultural and educational institutions, and investors seeking property for these types of occupants, this commercial building in the heart of Rincon presents an interesting opportunity. With five separate office rooms, a reception area and a waiting room, the layout is well suited to organisations that require multiple workspaces and dedicated areas for welcoming visitors.

Located at Kaya Encarnacion B. Sint Jago 7, the property occupies a 469 m^2 plot and has a stated area of 294 m^2. In addition to the office rooms, the building includes a kitchenette, server room, bathroom and separate toilet. Split-unit air conditioning is installed throughout, with both 110V and 220V electrical connections available.

At the rear, a spacious covered terrace, a carport with parking for one vehicle and a separate storage room provide additional facilities. No confirmed details are available regarding additional parking or dedicated loading and unloading facilities. The property's overall condition is described as moderate, allowing prospective buyers to consider improvements suited to their intended use, subject to technical feasibility and applicable regulations.

Under Bonaire's spatial development plan, the property is designated ‘Maatschappelijk’ (community and institutional use), together with ‘Waarde - Beschermd stadsgezicht’ (protected historic streetscape). The primary zoning covers certain social, cultural, religious and educational facilities. Other activities, including independent office use, private practices, salons or residential purposes, are not automatically permitted and require verification against the applicable regulations.

The property is held on leasehold land, with the current leasehold term expiring on January 18, 2040. Details regarding possible service charges, existing rental agreements and operating figures have not been provided. The exact conditions of delivery should also be confirmed.

Layout

The entrance opens into a reception area with an adjoining waiting room. The building contains five individual office rooms, along with a kitchenette, server room, bathroom and separate toilet.

A covered terrace, carport and separate storage room are located at the rear of the property.

Technical specifications

- 110 and 220 Volt,
- split unit air conditioning in throughout the entire property.

Living area is based on net indoor space plus covered outdoor space.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 2-B-456. Long lease until 18th of January 2040.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker:**Map**
Link to zoning description 1: **Zoning "Maatschappelijk"**
Link to zoning description 2: **Zoning "Waarde - Beschermd stadsgezicht"**

Costs and conditions

Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).

Buyers Costs consist of (one-off): 5% transfer tax, approx. 1,5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Photographs





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Interested in this property?

Our team is on Bonaire and will arrange a viewing or answer any question about this property.

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