



## Commercial Units & House For Sale in Anguilla Caribbean Islands



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 9,100,836.96

### Location

Pays: Anguilla  
État/Région/Province: Anguilla's Lands  
Indicatif régional: AI-2640  
Soumis: 01/02/2025  
Description:  
Commercial Units & House For Sale in Anguilla Caribbean Islands

Esales Property ID: es5553866

Stoney Ground  
The Valley  
AI-2640  
Anguilla

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Anguilla is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Property Sale: The sale of the entire property that sits on 1.34 acres (58,370 sq. ft.) of land with almost 30,000 sq. ft. of available commercial spaces. The asking price of the entire property is US\$8.5m. (Residential and retail rental spaces included. Business license for supermarket and hardware also included.) Please follow this link to view additional information on the property.  
<https://sdiscountw.weebly.com/>

### DESCRIPTION



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PRIME CENTRALLY LOCATED COMMERCIAL PROPERTY & IDEAL INVESTMENT – Inclusive of 1.34 Acres or 58,370 SQ. FT OF LAND

PRICE of ENTIRE PROPERTY: US\$8,500,000.00 (Negotiable)

- Fully Equipped Supermarket (First Floor) Space – (4,160 sq. ft.)
- Furniture Store (Second Floor) Space – (4,620 sq. ft.)
- Four-Bedroom Apartment (Suitable for Staff Housing) – (1,050 sq. ft.)
- 90,000 Gallon Cistern with ½ Horsepower Gould Water Pump
- Warehouse Building (Fully Furnished with Pallet Racks and Shelving) – (2,400 sq. ft.)
- Parking Available in the Front, Behind, and Southern Side of Property

The Stoney Ground Road, centrally located in Anguilla, is one of the most popular and one of the busiest roads used to access the Northern Coast of the island Shoal Bay, which is home to one of Anguilla's top white sand beaches. There has been an upsurge of travel both with tourists and locals alike along this road. This almost 30,000 Sq. Ft. commercial property sits roadside along this heavily trafficked passageway providing the most opportune access to shoppers.

The property is a well-known brick-and-mortar retail business complex that comprises of different department stores suitable for warehousing, wholesale & distribution, supermarket, deli, pizzeria, home décor, bed & bath, home appliances & electronics, home improvement, education, health, beauty, fashion & apparel stores, storage areas, rental spaces, etc.

Additional Features on Property:

1. A Dwelling House with 4 Bedrooms, 2 Full Bathrooms, Kitchen, Dining, Living Room, Porch, and Cistern
2. Master-Bilt and Hussmann Brand Merchandizing Freezers & Chillers
3. Gondola Shelving and other Shelving
4. Cantilever Racks
5. Warehouse Pallet Racks/Shelving
6. Merchandizing Shelving, Displays and Fixtures
7. Manitowoc Commercial Automatic Ice Maker Machine
8. Biro Commercial Meat Cutter/Saw
9. CAS Backroom Barcode Labelling Scale
10. Heavy Duty Vacuum Sealer
11. Point of Sale System and Equipment
12. Checkout Counters
13. A/C Units
14. Toyota Forklift
15. FG Wilson 150KW Automatic Generator
16. Furniture Store Backdoor Ramp for Forklift Loading
17. 5 Offices
18. Audio System
19. Security Surveillance Cameras
20. DVR Security System

The Property Has 2 Deeds Adjoining to Each Other:

1. 0.09 Acres or 3,925 Sq. Ft. of Vacant Land Parking Space



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## 2. 1.25 Acres or 54,450 Sq. Ft. of Land & Buildings (Three 2-Storey Buildings)

### ABOUT THE AREA

Anguilla, a British Overseas Territory in the Eastern Caribbean, comprises a small main island and several offshore islets. Its beaches range from long sandy stretches like Rendezvous Bay, overlooking neighboring Saint Martin island, to secluded coves reached by boat, such as at Little Bay. Protected areas include Big Spring Cave, known for its prehistoric petroglyphs, and East End Pond, a wildlife conservation site.

Peak season in Anguilla is December through to April, a time when airfares and hotel rates are highest and crowds are their largest. Unless you need to escape during this period there's no reason to follow the herd.

There are few temperature variations throughout the year in Anguilla and even the rainy season doesn't bring too much rain. For the lowest rates, visit in September and October when there are fewer hotels open as it is peak hurricane season. If you are looking for the sweet spot with the best weather, the lowest rates and the fewest crowds, plan to visit from late April to July.

Temperatures typically hover in the upper 20s celsius throughout the year. Rainfall is minimal, with the rainy season from mid-May to mid-November. During the rainy season the showers are brief, leaving just as quickly as they arrived. While hurricane season is from June to late November, the peak time for tropical storms is September and October.

There are no direct flights to Anguilla so you will need to fly via. Antigua or St. Maarten. Flying via. Antigua: direct flights are available to Antigua with Virgin Atlantic and British Airways. From Antigua there are onward connections with multiple airlines to Anguilla.

Flying via. St. Maarten: fly from London to Paris with Air France and then direct to St. Maarten. Air Caraïbes also fly weekly to St. Maarten during peak season. From St. Maarten you will need to take a boat which departs from the pier just a few minutes away from the airport. There are scheduled trips as late as 11:30pm but you will need to book in advance.

### MAiN FEATURES:

- 2790m<sup>2</sup> of space
- 5460m<sup>2</sup> plot.
- 8 Bedrooms
- 6 Bathrooms
- Private Parking
- Private Garden
- Private Pool
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants



- Great base from which to discover other fantastic areas of Anguilla
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential of some of the units.

Contact us today to buy or sell property in Anguilla fast online

## Commun

Chambres:	8
Salle de bains:	6
Pied carré fini:	2790 m <sup>2</sup>
Dimesions du lot:	5460 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Rental details

Furnished:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/UAJM-T2167/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/UAJM-T2167/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	18703-es5553866
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