

# PRIME COMMERCIAL PROPERTY FOR SALE – ST. JAMES

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## listing Summary

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## listing Description


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[video width="480" height="848"


mp4="https://cocoapodrealty.com/wp-content/uploads/2025/02/Edited-.mp4"][/video]  **PRICE**

**REDUCED to \$3.8M for QUICK SALE!**  Looking for the perfect **commercial space** in a **high-traffic, high-visibility** location? This **two-storey commercial building** is now available for immediate occupancy

at a newly reduced price!  **PROPERTY HIGHLIGHTS:**  **Excellent Location – Directly opposite the St. James Health Facility**, ensuring steady pedestrian and vehicular traffic.  **Front Parking for 4 Vehicles** – A rare and valuable asset in this bustling area!  **Move-in Ready – New roof, freshly tiled**

**floors, and repainted interior.**  **Address:** 155 Western Main Road, St. James (Next to Furniture Plus)

 **Land Size:** 2,270 sq. ft.  **Building Size:** 2,450 sq. ft. (Two Storey)  **Unoccupied & Ready for Immediate Use** **Fakoory's operated here for nearly 20 years**, proving its potential for a thriving business. Whether for **retail, medical offices, or professional services**, this location offers

unmatched **exposure and accessibility.**  **Call** Kesha 470-COCO (470-2626) or Lauren 496-COCO (496-2626) more details or to schedule a viewing. #StJames #CommercialProperty #ForSale #InvestmentOpportunity #HighTrafficLocation

## Region

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North Trinidad

## Status

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Available

## Property Status

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For Sale

**Floor**

2

**Square ft.**

2450

**Property Type**

Commercial

**Bath**

1

**Property Purpose**

For Sale