



## PROPERTY FOR SALE

### No. 2 Herbert Street, St. Clair, Port of Spain

**Description:** Two-storey commercial building with a small attic and basement carpark with a capacity for 15 vehicles.

**Tenure:** Leasehold property with an unexpired residue of term on the lease of 118 years.

**Site Description:** The land has an area of 9,262 sq. ft. and is a corner building lot. Frontage on Herbert Street is 74.5 ft. and 115 ft. on Maraval Road. The building has a gross external area of 12,098 sq. ft. The site, except for a small section along the northern boundary, is enclosed by hollow block work and wrought-iron grill work.

**Services:** All essential services are laid: water, electricity, sewerage and telephone. Other services include 2,400 gallons of on-site water storage and a generator room providing stand-by power.

For details regarding the sale of the property, please contact any Registered Resident Broker Member of the Association of Real Estate Agents (AREA) at [www.areatt.com](http://www.areatt.com) or call 628-9048 for a list of Members.

DIC does not bind itself to accept the highest or any offer.