

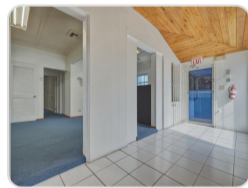
## 58 MONTROSE AVENUE, PALMDALE

**\$595,000**



<b>Address:</b>	58 MONTROSE AVENUE, Palmdale
<b>City:</b>	New Providence/Paradise Island
<b>MLS#:</b>	66417
<b>Lot Size:</b>	0 sq. ft.
<b>Listing No:</b>	C-98
<b>Beds:</b>	n/a
<b>Baths:</b>	n/a
<b>Living Area:</b>	0 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Saleonly

### PROPERTY GALLERY



### PROPERTY DETAILS

Strategically positioned along Montrose Avenue, an active commercial corridor, this 6,200 sq. ft. property offers an excellent opportunity for investors, business owners, or developers seeking visibility and accessibility in New Providence. The level, rectangular site features direct road frontage and strong exposure, making it suitable for a variety of commercial uses including offices, professional services, retail, or service-based businesses. The property is fully serviced with city water, electricity, telecommunications, cable, and high-speed internet. Drainage is adequate and the site is not located within a flood-prone area. Currently improved with a one-storey building totaling approximately 3,074 sq. ft., the property provides immediate functionality while also offering potential for renovation or redevelopment depending on the purchaser's objectives. Zoned Commercial, the property supports multiple business uses. With continued development and

new businesses establishing themselves along Montrose Avenue, the area is increasingly recognized as a growing commercial hub.

## AGENT DETAILS

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