



RON KARP REALTY LTD.

REAL ESTATE AGENTS

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"Beaumont House"

Christ Church, Hastings

US \$1,425,000

Ref: 2502712

Key Features

- A/C Throughout
- Desirable Location
- Rental Potential
- Unfurnished
- Beach within Walking Distance
- Floor Area : 6705 SQ. FT.



10069 SQ. FT.
Gross Land Area



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Beaumont House is a beautifully restored late 19th-century coral stone building perfectly positioned on Hastings Main Road, right at the corner of Palm Beach Road. Its enviable location places it within a minute's walk of the beach and steps away from the lively south coast boardwalk, cafés, restaurants, and shops all in the heart of Barbados' south coast. This iconic mixed-use property offers a rare blend of heritage charm and modern functionality, making it an exceptional income-producing investment. The main level features three established commercial spaces; a boutique, a barber shop, and a doctor's office all with long-term tenants in place. The upper and lower levels comprise four self-contained two-bedroom, one-bathroom apartments (eight bedrooms total), all renovated with upgraded kitchens, tiled floors, new furnishings, keyless entry systems and energy-efficient air-conditioning units. The property offers an estimated 7% annual return on investment (ROI) based on the current asking price. Additional features include two large water tanks, an office that could be converted into an on-site laundry and off-street parking. Beaumont House benefits from easy access to the ABC Highway, the UNESCO-recognized Garrison Savannah, Grantley Adams International Airport and the Bridgetown Port. All existing tenancies will transfer to the purchaser, ensuring immediate cash flow from day one. Furniture and appliances can be purchased for an additional cost of US \$25,000.

For Sale	Type: Commercial Property	A/C Throughout
Desirable Location	Rental Potential	Unfurnished
Beach within Walking Distance	Floor Area : 6705 SQ. FT.	Gross Land Area : 10069 SQ. FT.