



PRIME INCOME-PRODUCING COMMERCIAL ASSET — 49 WARRENS, BARBADOS



Stabilized 7% Yield | Grade-A District | Redevelopment Potential

The Asset: Profitable, Secure & Future-Proofed

- **Fully tenanted**, generating immediate and reliable rental income
- **Approx. 7% stabilized returns** — a compelling yield within the region's strongest office market
- Positioned on a **high-profile corner lot** with roundabout frontage and continuous traffic flow
- Exceptional **brand visibility** and signage opportunities
- Adjacent to the landmark **Baobab Tower** and the millennial Baobab Tree — an instantly recognizable location
- Flexible commercial zoning offers **significant upside** through:
 - Mixed-use redevelopment (retail, dining, office)
 - Value-add refurbishment to elevate rent roll
 - Increased leasable area to drive stronger future NOI

A rare chance to secure an income-generating trophy asset with **built-in capital appreciation potential**.

The Address: Warrens — Barbados Premier Business Capital

Warrens stands as the **dominant commercial and financial district** on the island, anchored by:

- **Major banks and financial institutions**
- **Government and regulatory offices**
- Regional **corporate headquarters and Fortune-level tenants**
- Shopping plazas, dining, gyms, and **top lifestyle amenities**
- Rapid **highway access** to:
 - Bridgetown (7–10 min)
 - West Coast tourism belt (10–15 min)

Stable tenant demand, low vacancy, and an expanding business environment continue to drive **rental growth and asset value appreciation** in Warrens â€” making it the unrivaled choice for corporate presence.

The Market: Barbados & CARICOM Growth Advantage

Barbados remains one of the Caribbeanâ€™s strongest, most secure investment jurisdictions:

- **Robust service-driven economy** led by international business and tourism
- **Investment-friendly regulatory framework** rooted in British common law
- **Increasing FDI** and large-scale hospitality & infrastructure expansion
- CARICOM and regional business connectivity: a **gateway to 27+ million consumers**
- Stable governance, high literacy, strong rule of law â€” fueling **investor confidence**

The convergence of economic stability, growing commercial demand, and limited Grade-A supply positions Barbados â€” and Warrens in particular â€” as **a strategic, long-term wealth preservation market**.

â€”... A Strategic CRE Acquisition for HNW Portfolios & Corporate Investors

Income today. Appreciation tomorrow. Prestige always. This is a standout opportunity to **secure a cornerstone position** in Warrens â€” the heart of Barbadosâ€™ commercial future.

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More Information

Sale Price:	\$2,600,000 US		
External Link:	Link	External Link:	



Property Type: Commercial

Land Area: 49,148sq. ft

Floor Area: 12,103sq. ft

Listed: 4 Mar 2026