

---

**GOOD COMMERCIAL INVESTMENT OPPORTUNITY - #2 PALM GROVE**

Smith Road, George Town, Cayman Islands

---

**PROPERTY DETAILS**

Price: CI\$425,000	MLS#: 416018	Type: Commercial
Listing Type: Offices/Mixed Use	Status: Current	
Built: 2011	Acreage: 0.3484	
Sq. Ft.: 782		

---

**PROPERTY DESCRIPTION**

GREAT COMMERCIAL INVESTMENT OPPORTUNITY - CENTRAL GT LOCATION This is a tremendous opportunity to own a commercial space in an absolutely prime location in central George Town. Palm Grove is situated on a major 4-way intersection and therefore benefits from very high commercial visibility . The building is low density (6 units in total) and is built like a fortress with excellent building integrity and has hurricane rated windows and doors. This unit offers just under 800 sq. ft of prime commercial space and is conveniently situated on the ground floor. The unit has its own private bathroom, and a drop tile ceiling to accommodate your tenant's IT needs. The building was renovated last year, is energy efficient and benefits from solar panels which are part of the CUC CORE agreement. During the building renovation, the entrance corridor was enclosed, air conditioned and sound proofing was added, so although the building is on a busy intersection ,your tenants are protected from road and aircraft noise. Just 2 minutes from the hospitals, Cricket Square and George Town's commercial hub, this super commercial building is wheelchair accessible, has an elevator and ample parking. It is a well-run building with reasonable strata fees. If you are looking for a great commercial investment property close to all conveniences of central George Town, then look no further. This unit is currently tenanted and provides a good rental Return on Investment, but you could also anticipate excellent capital appreciation on the asset in the future, due to the central location.

---

**PROPERTY FEATURES**

Views	Inland
Block	14D
Parcel	65H2
Foundation	Slab
Zoning	Commercial
Road Frontage	230

---

**PRESENTED BY**

**Bettina Baldwin**  
+1-345-916-7766  
bettina@paradisepropertiescayman.com

IMAGES

