

Address

390 West Bay Road, KY1-1203 George Town,
Grand Cayman, Cayman Islands,

Contact

+1 345 949 3521

info@bhhs Cayman Islands.com

#2 PALM GROVE COMMERCIAL SPACE

Smith Road, George Town, Cayman Islands

PROPERTY DETAILS

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

PROPERTY DESCRIPTION

Location Location Location Welcome to Palm Grove, a commercial office building ideally located in central George Town, on the corner of Smith Road and Huldah Avenue. Purchasing office space at Palm Grove will provide you with a perfect location on one of Cayman's busiest intersections, so your company and brand can benefit from lots of drive bay traffic. Owners get to take advantage of the ability to put signage and branding on the exterior of the building, so a great location to get exposure for your company. Palm Grove is a 2-story building consisting of 6 units in total, with 3 on each level. When the current owner purchased the building, it was refurbished, and insulation and sound proofing was installed. Great Size #2 is a ground floor unit and is a middle unit consisting of just under 800 sq. ft. of usable space. It has its own bathroom and a back exit door, both of which are requirements for medical facilities. So, this could be ideal not just for an office, but could make an perfect medical office, or space for a dental practice, physiotherapy centre or wellness centre. Energy Efficient - Part of the Solar CUC CORE Agreement A tremendous benefit of owning at Palm Grove, is that the building has solar panels and is part of the CUC CORE agreement, so you will get credits again your power bills. Each unit in Palm Grove has its own electrical metre and water metre and 2 dedicated parking spots, plus customer parking. Professionally Run Building A property management company has recently been engaged to take over the running and maintenance of the building. It will give you peace of mind knowing that the common areas and building exterior of the building are professionally maintained. Although this unit is on the ground floor, it's good to know that the building does have an elevator. Reasonable Strata Fees For a commercial building in central George Town the annual strata fees are very reasonable and include the el... [View More](#)

PROPERTY FEATURES

Views	Inland
Block	14D
Parcel	65H2
Foundation	Slab
Zoning	Commercial
Furnished	No
Road Frontage	230

IMAGES



CIREBA MLS LDX feed courtesy of WILLIAMS2 REAL ESTATE

***Disclaimer:** The information contained herein has been furnished by the owner(s) and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information. The listing details herein are also courtesy of CIREBA (Cayman Islands Real Estate Brokers Association) MLS and/or via LDX (Listing Data Exchange) feed. All the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser(s).