

Address

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#4 PALM GROVE COMMERCIAL SPACE

Smith Road, George Town, Cayman Islands

PROPERTY DETAILS

Price: CI\$425,000	MLS#: 416019	Type: Commercial
Listing Type: Offices/Mixed Use	Status: Back On The Market	Bedrooms: -
Bathrooms: -	Built: 2011	Acreage: 0.3484
Sq. Ft.: 774		

PROPERTY DESCRIPTION

An Amazing Central George Town Location Palm Grove is a centrally located commercial building, situated on one of the busiest junctions in Grand Cayman. Located at the corner of Smith Road and Huldah Avenue across from the cricket pitch and across from the new Pickle Ball Centre. Because it's on a busy intersection with thousands of cars passing daily, it provides excellent visual opportunities for your business with exterior signage to promote your business to passers-by. Palm Grove is a 2-story building consisting of 6 units in total, there are 3 commercial units on each level. When the current owner purchased the building, it was refurbished, and insulation and soundproofing was installed. Flexible Space This upstairs end unit consists of just under 800 sq. ft. of usable space. It is light and bright with lots of windows and is currently set up with a reception area, a large open-plan office and 2 smaller meeting rooms. It has its own storage room and large bathroom. Part of the Solar CUC CORE Agreement – You Benefit from Solar Panels A great 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. Professional Management Company Kuavo Property Management have 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. Fair Running Costs For a commercial building in central George Town, the annual strata fees are very reasonable and include the electricity and AC for the common areas, common area AC maintenance, elevator maintenance, common area... [View More](#)

PROPERTY FEATURES

Views	Inland
Block	14D
Parcel	65H4
Foundation	Slab
Zoning	Commercial
Furnished	No
Road Frontage	230



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