

**Address**

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**MULTI-FAMILY RESIDENCE ON CRANBROOK DRIVE**

Cranbrook, George Town, Cayman Islands

**PROPERTY DETAILS**

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|   |                 |                  |
|---|-----------------|------------------|
| Price: CI\$1,295,000                            | MLS#: 418113    | Type: Multi-Unit |
| Listing Type: Apartment Building/Condo Building | Status: Current | Bedrooms: 7      |
| Bathrooms: 7                                    | Built: 2005     |                  |
| Sq. Ft.: 4350                                   |                 |                  |

**PROPERTY DESCRIPTION**

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44 CRANBROOK is a beautifully maintained residential property in the heart of George Town that offers incredible potential for investors and families alike. Configured as a multi-family development with 4 separate residences, this investment offers the prospective purchaser an excellent rental vehicle, or the opportunity to both occupy and achieve rental income. The ground floor features a 2-bedroom, 2-bathroom apartment with an open-plan living and dining area, providing easy access to garden and outdoor areas. Additionally, there is a cozy 1-bedroom studio with a private entrance, offering excellent privacy and independence. The upper level boasts another 2-bedroom, 2-bathroom apartment with an exterior entrance and a 500 sq. ft. sundeck/patio, perfect for relaxing and entertaining. A detached 2-bedroom, 2-bathroom mother-in-law suite (frame construction) stands alone, connected by a breezeway with no shared walls, providing both privacy and comfort. This property offers a projected NET ROI of 5% from rental income, and accommodates multiple tenants while maintaining privacy for all residents.

**PROPERTY FEATURES**

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|            |             |
|------------|-------------|
| Views      | Garden View |
| Den        | No          |
| Block      | 20D         |
| Parcel     | 153         |
| Foundation | Slab        |
| Garage     | No          |



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