

GEORGE TOWN BUSINESS PARK - WAREHOUSE, OFFICE, RETAIL AND MORE

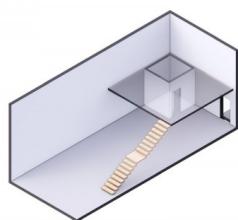
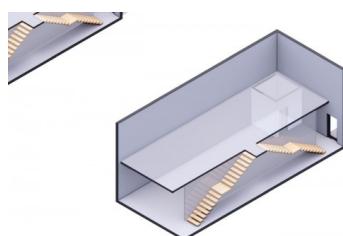
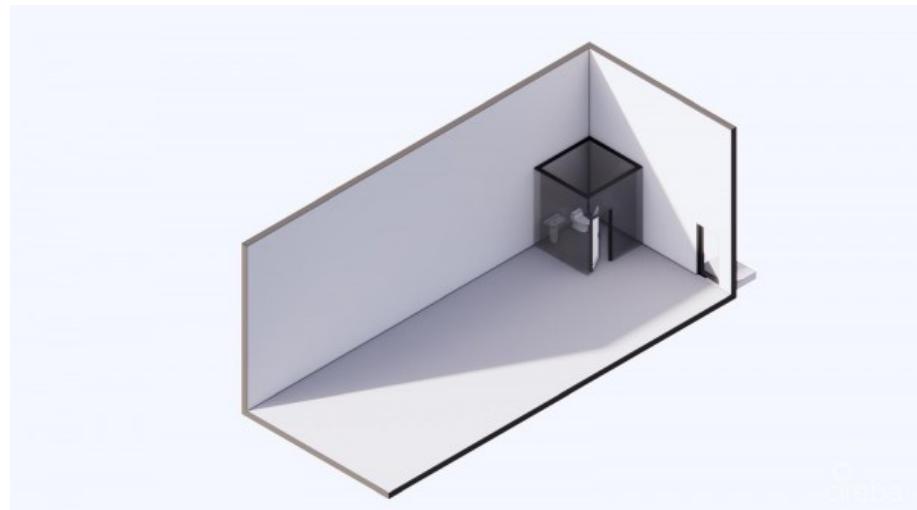
George Town Centr, Seven Mile Beach, Cayman Islands

MLS# 419112

CI\$660,000



Property Map





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Positioned in the heart of George Town's business district, GT Business Park offers a rare opportunity to secure a commercial space in a prime location within the city's Golden Triangle, conveniently situated between Mary Street and Godfrey Nixon Way. Key Features: - Modern Commercial Units - 1,060 sq. ft. footprint with structural provisions for an additional second floor, expanding to 2,120 sq. ft. Add'l 600 sq ft of mezzanine is included in price. - Strategic Location - High visibility and accessibility within George Town's commercial hub. - Sustainability Focused - Each unit is equipped with a 5KW solar panel system under the CUC CORE Programme, feeding unused electricity back to the grid for energy credits. - Built for Resilience - Category 5 hurricane-rated structure with a rigid moment-resisting frame and 10' above sea level elevation. - High-Performance Building Envelope - Engineered for durability, efficiency, and climate resilience. - Ample Parking - Over 60 parking spaces for convenience. - Versatile Design - Open floor plans without load-bearing walls, allowing for flexible configurations such as: - High-value climate-controlled storage - Commercial enterprises - Office spaces - Multi-level setups - Unlock the Potential of Your Business Designed with adaptability in mind, these units seamlessly integrate structural, mechanical, electrical, and plumbing accommodations—allowing for maximum efficiency and customization. Whether you need a high-tech workspace, showroom, or scalable business hub, GT Business Park provides a future-proof solution in a thriving commercial district. Don't miss this opportunity to be part of George Town's revitalization and secure a space in one of the Cayman Islands' most forward-thinking developments.

Essential Information

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| Type Commercial (For Sale) | Status Current | MLS 419112 | Listing Type Warehouse |
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Key Details

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| Block & Parcel 14CF,214H12 | Acreage 1.4550 | Den No | Year Built 2025 |
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Additional Feature

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|-------------------------|-------------------------|-----------------------------|---------------------------|----------------------|
| Lot Size 1.46 | Parcel 214H12 | Views Garden View | Foundation Slab | Block 14CF |
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