

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

George Town Centr, Seven Mile Beach, Cayman Islands

MLS# 419120

CI\$680,000





Kerri Kanuga
 345-916-7020
 kerri@tridentproperties.ky

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

Type Commercial (For Sale)	Status Pen/Con	MLS 419120	Listing Type Offices/Mixed Use
--------------------------------------	--------------------------	----------------------	--

Key Details

Block & Parcel 14CF,214H20	Acreage 1.4550	Den No	Year Built 2025
--------------------------------------	--------------------------	------------------	---------------------------

Additional Feature

Lot Size 1.46	Parcel 214H20	Views Garden View	Foundation Slab	Block 14CF
-------------------------	-------------------------	-----------------------------	---------------------------	----------------------