

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

George Town Centr, Seven Mile Beach, Cayman Islands

MLS# 419120

**CI\$680,000**





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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 350 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 <b>Commercial (For Sale)</b>	Status <b>Pen/Con</b>	MLS <b>419120</b>	Listing Type <b>Offices/Mixed Use</b>
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## Key Details

Block & Parcel <b>14CF,214H20</b>	Acreage <b>1.4550</b>	Den <b>No</b>	Year Built <b>2025</b>
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## Additional Feature

Lot Size <b>1.46</b>	Parcel <b>214H20</b>	Views <b>Garden View</b>	Foundation <b>Slab</b>	Block <b>14CF</b>
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