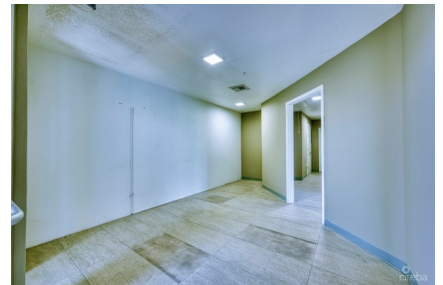


PROFESSIONAL OFFICE SUITE AT PALM GROVE

George Town South, Seven Mile Beach, Cayman Islands

MLS# 420506

CI\$450,000





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Position your business ownership in one of George Town’s most visible and high-traffic locations — the corner of Smith Road and Huldah Avenue. Palm Grove presents a compelling opportunity to own professional office space in a central commercial corridor, making it an excellent option for both owner-occupiers and investors seeking a well-positioned commercial asset. With strong daily traffic and prominent exposure, the property offers excellent long-term value, brand visibility, and accessibility within minutes of Cayman’s major commercial and professional hubs. -- Prime Central Location-- Strategically located just minutes from George Town’s commercial core: * Approximately 2 minutes to the hospital and Doctors’ Hospital * Immediate access to banks, retail amenities, and professional services * Direct route to Owen Roberts International Airport * Strong daily drive-by traffic providing excellent visibility for professional offices Exterior signage opportunities allow owners or tenants to capitalize on premium roadside exposure in one of George Town’s most active commercial corridors. --Unit #6 - Efficient, Professional Office Space-- * Approximately 800 sq. ft. * Second-floor end unit * Private bathroom * Functional layout well suited for legal, accounting, financial services, consulting firms, or boutique professional practices The building has undergone refurbishment including insulation and soundproofing upgrades, creating a comfortable and productive professional environment. --Ideal for Owner-Occupiers or Investors-- This unit offers the flexibility to operate your own professional office while building equity, or to lease the space to a professional tenant, benefiting from the consistent demand for centrally located office space in George Town. --Tenant & Ownership Convenience-- * Elevator access * Wheelchair accessible building * Individually metered utilities * Two dedicated parking spaces plus visitor parking * Professionally managed property --Predictable Operating Costs-- CAM fees are competitive for central George Town and include: * Common area electricity and A/C * Elevator servicing * Cleaning and landscaping * Exterior maintenance * Garbage collection * Hurricane insurance These services help ensure a well-maintained premises and predictable operating costs for owners and tenants alike. Unit #6 can also be combined with adjacent Unit #5 to create approximately 1,600 sq. ft. of contiguous office space, providing flexibility for growing businesses or larger professional teams.

Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	Back On The Market	420506	Office

Key Details

Block & Parcel
14D,65H6

Acreage
0.3484

Den
No

Year Built
2011

Additional Feature

Block
14D

Lot Size
0.35

Parcel
65H6

Views
Inland

Foundation
Slab

Zoning
Commercial