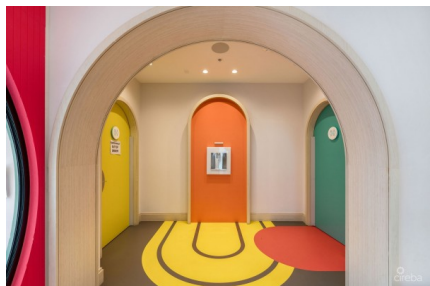


## THE GROVE - UNITS 5 & 6

W Bay Bch North, West Bay, Cayman Islands

MLS# 418316

**US\$4,200,000**





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Welcome to a one-of-a-kind opportunity in Grand Cayman. Since its completion in 2022, The Grove has quickly established itself as a premier commercial destination on the island. Positioned on the iconic West Bay Road, adjacent to Governors Harbour, Crystal Harbour, and Seven Mile Beach, The Grove offers a sleek, ultra-modern experience that sets it apart from any other development in the region. For the first time since its inception, a commercial space at The Grove is now available. This unit has been meticulously designed and no expense was spared in its fit-out. Originally created as a children’s indoor soft play facility, every fixture and fitting has been thoughtfully crafted with the engagement and safety of children in mind. From the soft impact flooring to bathrooms that are both disabled and child-friendly, every detail has been considered. The lighting is purposefully designed to stimulate young minds, and the custom millwork, sourced from Europe, adds a refined touch. Additionally, the unit includes a fully integrated, lightly-used commercial kitchen—offering a near turn-key solution for a nursery or similar business. Spanning 3,116 square feet, the space offers flexibility, with a layout that can be adapted into three classrooms if desired. Importantly, the unit includes ample outdoor space, meeting the local education requirements, and is entirely enclosed within a pedestrian-only area, a rare and valuable feature. With commercial rents rising across Grand Cayman, this presents a unique chance to secure a prime location and execute a long-term business plan. Nursery and school places are in high demand, this is a remarkable opportunity not to be missed.

Essential Information

|                       |         |        |              |
|-----------------------|---------|--------|--------------|
| Type                  | Status  | MLS    | Listing Type |
| Commercial (For Sale) | Current | 418316 | Retail       |

Key Details

|                |         |     |            |
|----------------|---------|-----|------------|
| Block & Parcel | Acreage | Den | Year Built |
| 11D,105H5/H6   | 3.6900  | No  | 2021       |

Additional Feature

|          |             |                          |          |
|----------|-------------|--------------------------|----------|
|          |             | Block                    | Lot Size |
|          |             | 11D                      | 3.69     |
| Parcel   | Views       | Zoning                   |          |
| 105H5/H6 | Garden View | Beach Resort/Residential |          |

Property Feature

|           |
|-----------|
| Furnished |
|-----------|