

## COMMERCIAL CENTRE 454 EASTERN AVENUE - 1.96 ACRES

George Town Centr, Seven Mile Beach, Cayman Islands

MLS# 419124

**US\$7,750,000**





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Strategically positioned at one of the most prominent intersections in George Town—where Eastern Avenue, West Bay Road, and North Church Street converge—454 Eastern Avenue offers unmatched accessibility and visibility. Located directly opposite Kirk Supermarket, this high-traffic area is ideal for a wide array of commercial, retail, or redevelopment opportunities. The site spans approximately 1.96 acres and includes three existing structures. The centerpiece is the Commercial Centre, offering over 20,000 sq. ft. of versatile commercial space suitable for offices, retail, or service-based businesses. Complementing the main building are two industrial storage facilities located at the rear of the property, providing additional utility and value. The property also benefits from over 100 paved parking spaces, with a fully filled lot and dual access points—separate entrance and exit—directly onto Eastern Avenue, ensuring seamless flow and convenience. With its size, location, and existing infrastructure, 454 Eastern Avenue represents a rare opportunity for investors, developers, or owner-occupiers seeking a highly adaptable commercial asset in one of Cayman’s most dynamic corridors. Some photos provided by Cayman Islands Lands & Survey.

Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	Pen/Con	419124	Offices/Mixed Use

Key Details

Block & Parcel	Acreage	Den	Year Built
13E,111	1.9600	No	1985

Additional Feature

Block	Lot Size	Parcel	Views
13E	1.96	111	Garden View
Zoning	Road Frontage		
Commercial	200 f		
Neighbourhood			