

GUMTREE 5 - UNIT B WAREHOUSE AND OFFICES

Seven Mile Corridor, Grand Cayman, Cayman Islands



INTERNATIONAL REALTY GROUP LTD.



4,057
SQUARE FEET



2021
YEAR BUILT

Property Description

NOTE: Contracts on this unit must be conditional upon the Vendor having gone to contract on Unit A. Located on the up and coming Lincoln Dr, across from ALT's new appliance and kitchen center, with future access points onto the CIS/ Airport 4 lane extension (completion 2023-4. Elevated 7 - 8 feet above sea level, this is all new build and this unit A will be the road front unit of two. Very seasoned developer builder of the Gum Tree 120 and 121 buildings near the airport. Classy looking building same style as the ones built on Beckz Close. The adjacent unit A is adjoining 8,620 sq.ft. The units have 2/3 of the ground floor high ceiling storage space and 1/3 second floor mezzanine storage or can be upgraded to high spec offices. Existing fill to be excavated to original marl, fill to be upgraded and compacted to 96% every 12" (ie. A++) . Ground floor and mezz concrete slab to be min 5000 psi. Roof to be a hybrid commercial design with the least penetration points possible, excessive use of hurricane clips, along with a flashing system integrated with the roof. Building also has impact windows and doors. Building plans can be made available upon request of listing agent.

CI\$1,136,000

MLS#: 412558

TYPE: For Sale (Commercial)

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