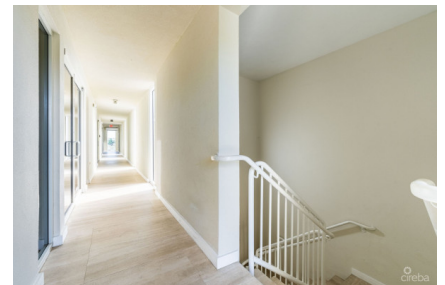


PALM GROVE COMMERCIAL BUILDING

George Town South, George Town, Cayman Islands

MLS#: 414546

CI\$2,499,000



A fully renovated commercial building with top quality finishes, insulation, and solar panels. The Palm Grove commercial building is conveniently located in the capital of George Town on one of the busiest intersections in the Cayman Islands, offering great exposure and customer traffic. It is close to the airport, hospitals, schools, restaurants and shops. Located right in the middle of it all, as a business, this is the location to be. The two-storey 4,800 square foot building was completely renovated just last year. Extra insulation was added to the walls and roofing for complete soundproofing — no car honking or airport traffic will interrupt business at Palm Grove. In addition, a new stone façade was added to the block construction. The building has hurricane rated windows and doors, a serviced elevator, security cameras, parking, and wheelchair access. The real difference, Palm Grove is powered by solar panels. This means energy efficiency and significantly reduced electricity costs for each proprietor. Palm Grove is comprised of a total of six units. Two even floors of 2,800 square feet with three units on each. Move-in ready, each space is outfitted with ceramic tiles, a drop ceiling, and a private 800 square foot bathroom. They are each separately wired for cable, computers, and phones. It is no wonder that the building is currently tenanted at capacity, with four units only coming vacant in July 2022. Located at the Smith road and Huldah avenue 4-way traffic intersection, this building offers the highest commercial visibility possible on the island. Outdoor signs are permitted on the front and both sides of the building. And coloured changing lights have already been added to increase exposure and attention for night traffic. SPECS: Ground Floor- Unit 1: 772 sqft. Unit 2: 782 sqft. Unit 3: 772 sqft Second Floor- Unit 4: 772 sqft. Unit 5 and 6: 1554 sqft

Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	Current	414546	Commercial

Key Details

Block & Parcel
**14D,65H1/H2/H3/H4/
H5/H6**

Acreage
0.3512

Year Built
2011

Additional Fields

Lot Size
0.35

Views
Inland

Foundation
Slab

Zoning
Commercial

Property Features

Road Frontage
Yes