

## PALM GROVE COMMERCIAL UNIT 4

George Town South, George Town, Cayman Islands

MLS#: 414777

**CI\$449,000**



Palm Grove Commercial Unit 4 is a new, energy-efficient space. Perfect for your business or rental investment. The unit is a second-floor corner unit, boasting 800 square feet and a private bathroom. Solar-powered and move-in ready, the space is outfitted with ceramic tiles and a drop ceiling and is pre-wired for all your IT needs. One of six units for sale in Palm Grove commercial building, a two-storey 4,800 square foot building that was completely renovated just last year. Extra insulation has been added to the walls and roofing for complete soundproofing — no car honking or airport traffic will interrupt business here! Palm Grove is powered by solar panels. This means energy efficiency and significantly reduced electricity costs for each proprietor. 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, ample parking, and wheelchair access. The building is conveniently located in the capital of George Town. Situated at the Smith Road and Huldah Avenue 4-way intersection, Palm Grove commercial building offers the highest commercial visibility possible on the island. Close to the airport, hospitals, schools, restaurants and shops, it quite literally is in the middle of it all. And exactly where your business needs to be.

## Essential Information

|                                      |                          |                      |                                   |
|--------------------------------------|--------------------------|----------------------|-----------------------------------|
| Type<br><b>Commercial (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>414777</b> | Listing Type<br><b>Commercial</b> |
|--------------------------------------|--------------------------|----------------------|-----------------------------------|

## Key Details

|                                   |                          |                           |
|-----------------------------------|--------------------------|---------------------------|
| Block & Parcel<br><b>14D,65H4</b> | Acreage<br><b>0.3152</b> | Year Built<br><b>2011</b> |
|-----------------------------------|--------------------------|---------------------------|

## Additional Fields

|                             |                        |                           |                             |
|-----------------------------|------------------------|---------------------------|-----------------------------|
| Lot Size<br><b>0.32</b>     | Views<br><b>Inland</b> | Foundation<br><b>Slab</b> | Zoning<br><b>Commercial</b> |
| Road Frontage<br><b>225</b> |                        |                           |                             |