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PROFESSIONAL OFFICE SUITE AT PALM GROVE (UNIT 5)

George Town South, George Town, Cayman Islands

MLS#: 420513

CI$450,000
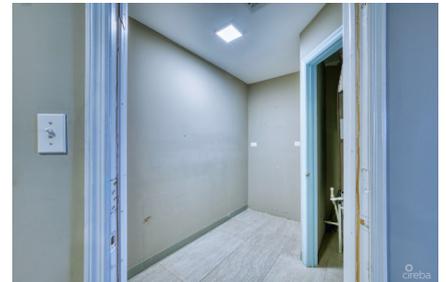
Position your business ownership in one of George Town's most visible and high-traffic locations — the corner of Smith Road and Huldah Avenue. Palm Grove presents a compelling opportunity to own professional office space in a central commercial corridor, making it an excellent option for both owner-occupiers and investors seeking a well-positioned commercial asset. With strong daily traffic and prominent exposure, the property offers excellent long-term value, brand visibility, and accessibility within minutes of Cayman's major commercial and professional hubs. --Prime Central Location-- Strategically located just minutes from George Town's commercial core: * Approximately 2 minutes to the hospital and Doctors' Hospital * Immediate access to banks, retail amenities, and professional services * Direct route to Owen Roberts International Airport * Strong daily drive-by traffic providing excellent visibility for professional offices Exterior signage opportunities allow owners or tenants to capitalize on premium roadside exposure in one of George Town's most active commercial corridors. --Unit #5 – Efficient, Professional Office Space-- * Approximately 800 sq. ft. * Second-floor middle unit * Private bathroom * Open plan layout well suited for legal, accounting, financial services, consulting firms, or boutique professional practices The building has undergone refurbishment including insulation and soundproofing upgrades, creating a comfortable and productive professional environment. --Ideal for Owner-Occupiers or Investors-- This unit offers the flexibility to operate your own professional office while building equity, or to lease the space to a professional tenant, benefiting from the consistent demand for centrally located office space in George Town. --Tenant & Ownership Convenience-- * Elevator access * Wheelchair accessible building * Individually metered utilities * Two dedicated parking spaces plus visitor parking * Professionally managed property --Predictable Operating Costs-- CAM fees are competitive for central George Town and include: * Common area electricity and A/C * Elevator servicing * Cleaning and landscaping * Exterior maintenance * Garbage collection * Hurricane insurance These services help ensure a well-maintained premises and predictable operating costs for owners and tenants alike. Unit #5 can also be combined with adjacent Unit #6 to create approximately 1,600 sq. ft. of contiguous office space, providing flexibility for growing businesses or larger professional teams.

Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	**Pen/Con**	**420513**	**Commercial**

Key Details

Block & Parcel	Acreage	Year Built
14D,65H5	**0.3484**	**2011**

Additional Fields

Lot Size	Views	Foundation	Zoning
0.35	**Inland**	**Slab**	**Commercial**

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