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# OLD MAN BAY LAND PARCEL

North Side

MLS#: 420671

## CI$170,000

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Build Your Vision Here Positioned just off North Side Road, this 0.24-acre parcel in Old Man Bay offers a rare opportunity to create something intentional in one of Grand Cayman’s most peaceful coastal communities. Elevated approximately 8 feet above sea level, the property provides both practical advantages and long-term confidence for those looking to build with resilience in mind. Thoughtful Location, Everyday Ease Set in a low-density residential zone, this parcel is ideal for those seeking space, privacy, and a slower pace without sacrificing access. With full road frontage and direct access, your future build is supported by convenience from day one. Located close to Chisholm’s Grocery and the North Side Boat Ramp, everyday essentials and recreational access are within easy reach—adding to the property's lifestyle appeal. Ready for Your Design The land is filled and primed for development, with only light clearing required, allowing you to move forward efficiently while still shaping the natural character of the property. Utility access is available, simplifying the building process and reducing upfront complexity. This is a canvas that supports both practical planning and creative vision. Lifestyle Meets Opportunity Just moments away from the stunning beaches of Rum Point and some of Grand Cayman’s most sought-after attractions, this location connects you to the island’s natural beauty while maintaining a sense of calm and space. Whether you’re envisioning a private retreat or a short-term rental property, the proximity to key destinations enhances both enjoyment and income potential. A Smart Investment Forward This parcel also benefits from the planned East West Arterial road, a transformative infrastructure project set to improve connectivity to George Town. As access evolves, properties in this corridor are expected to see increased demand—making this an ideal land bank opportunity for buyers seeking affordability today with strong upside for tomorrow. Opportunity with Intention Land opportunities with elevation, access, and future growth alignment are becoming increasingly limited. This parcel invites you to think beyond the structure itself and consider how your environment shapes the way you live and invest. How do you want to live your life?

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## Essential Information

| Type | Status | MLS | Listing Type |
|---|---|---|---|
| **Land (For Sale)** | **Current** | **420671** | **Residential** |

## Key Details

| Width | Depth | Block & Parcel |
|---|---|---|
| **117.00** | **91.00** | **53A,226** |

Acreage
**0.2400**

## Additional Fields

| Lot Size | Views | Zoning | Road Frontage |
|---|---|---|---|
| **0.24** | **Garden View** | **Low Density residential** | **100** |

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