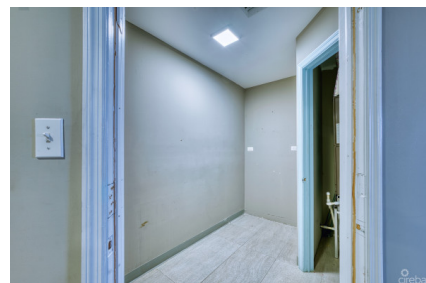
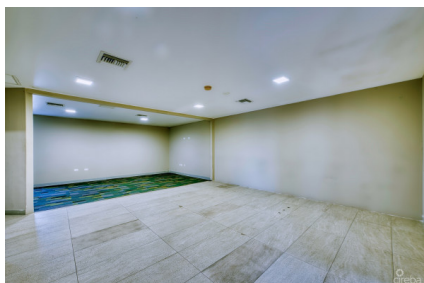
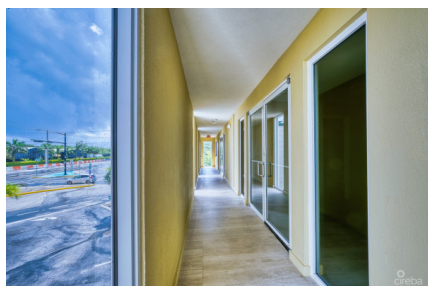


PROFESSIONAL OFFICE SUITE AT PALM GROVE (UNIT 5)

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