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# MULTI UNIT - ZONED HIGH DENSITY

W Bay North West, West Bay & Governor's Harbour, Cayman Islands

MLS#: 420882

## CI$2,300,000













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Exceptional Income-Producing Investment Opportunity – Birch Tree Hill, West Bay, Grand Cayman Excellent multi-property investment opportunity featuring 2 land parcels with strong income-producing potential in the growing district of West Bay. The first parcel includes: • 1 spacious 3-bedroom, 2-bathroom home • 1 comfortable 2-bedroom, 2-bathroom home The second parcel features a 5-unit apartment complex consisting of: • 4 2-bedroom, 1-bathroom units • 1 1-bedroom, 1-bathroom unit The property also includes an on-site laundromat generating additional monthly income. All units are currently rented and producing significant rental income, with additional upside potential as rental rates can be increased to today's market value. The parcels are zoned High Density, offering excellent redevelopment and long-term investment potential. Conveniently located near popular West Bay amenities including Seven Mile Public Beach, Cemetery Beach, Foster's Republix, The Shores, Cracked Conch, Macabuca, Cayman Turtle Centre, Dolphin Discovery, schools, restaurants, grocery stores, and major roadways. This property is ideal for investors and developers seeking strong cash flow and future growth opportunities in one of Grand Cayman's fastest-growing districts.

## Essential Information

| Type | Status | MLS | Listing Type |
|---|---|---|---|
| **Residential (For Sale)** | **Current** | **420882** | **Condos** |

## Key Details

| Bed | Bath | Block & Parcel | Year Built |
|---|---|---|---|
| **14** | **9** | **4C,3/305** | **1990** |

Acreage
**0.6600**

## Additional Fields

| Lot Size | Views | Foundation | Zoning |
|---|---|---|---|
| **0.66** | **Garden View** | **Slab** | **High Density Residential** |

## Property Features

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Furnished
**Yes**

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