

#5 PALM GROVE

Smith Road, George Town, Cayman Islands

PROPERTY DETAILS

Price: CI\$425,000	MLS#: 416020	Type: Commercial
Listing Type: Offices/Mixed Use	Status: Current	
Built: 2011	Acreage: 0.3484	
Sq. Ft.: 782		

PROPERTY DESCRIPTION

Ideal Business Location Welcome to Palm Grove, a commercial office building ideally located in central George Town, on the corner of Smith Road and Huldah Avenue. Purchasing office space at Palm Grove will provide you with a perfect location on one of Cayman's busiest intersections, so your company and brand can benefit from lots of drive bay traffic. Owners get to take advantage of the ability to put signage and branding on the exterior of the building, so a great location to get exposure for your company. Palm Grove is a 2-story building consisting of 6 units in total, with 3 on each level. When the current owner purchased the building, it was refurbished, and insulation and sound proofing was installed. Great Size This unit is located on the upper level (there is an elevator) and is a middle unit which consists of just under 800 sq. ft. of usable space. It is currently set up as a large open-plan office, with one smaller store room/office at the side. You could easily reconfigure this space to suit your needs. The unit comes with its own private bathroom. Energy Efficient - Part of the CUC SOLAR CORE Agreement A tremendous benefit of owning at Palm Grove, is that the building has solar panels and is part of the CUC CORE agreement, so you will get credits against your power bills. Each unit in Palm Grove has its own electrical metre and water metre and 2 dedicated parking spots, plus customer parking. Professionally Run Building Kuavo Property Management have recently been engaged to take over the running and maintenance of the building. It will give you peace of mind knowing that the common areas and building exterior of the building are professionally maintained. Reasonable Strata Fees For a commercial building in central George Town the annual strata fees are very reasonable and include the electric and AC for the common areas, common area AC maintenance, the elevator maintenance, common area cleaning and mainten...

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PROPERTY FEATURES

Views	Inland
Block	14D
Parcel	65H5
Foundation	Slab
Zoning	Commercial
Road Frontage	230

PRESENTED BY



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IMAGES

