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## #6 PALM GROVE COMMERCIAL SPACE

Smith Road, George Town, Cayman Islands

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### PROPERTY DETAILS

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|---------------------------------|-----------------|------------------|
| Price: CI\$425,000              | MLS#: 416021    | Type: Commercial |
| Listing Type: Offices/Mixed Use | Status: Current |                  |
| Built: 2011                     | Acreage: 0.3484 |                  |
| Sq. Ft.: 772                    |                 |                  |

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### PROPERTY DESCRIPTION

One of the Best Locations in George Town Palm Grove is a centrally located commercial building, situated on one of the busiest junctions in Grand Cayman. Located at the corner of Smith Road and Huldah Avenue across from the cricket pitch and across from the new Pickle Ball Centre. As it is located on a very busy junction, thousands of cars pass by the building each day. This provides an ideal opportunity for your business by putting exterior signage on the building to take advantage of passersby. This 2-story building consists of 6 units in total, there are 3 commercial units on each level. When the current owner purchased the building, it was refurbished, and insulation and soundproofing was installed. This unit is located upstairs (there is an elevator) and is the right-hand end unit. Flexible Space This upstairs end unit consists of just under 800 sq. ft. of usable space. It is light and bright with lots of windows and is currently set up with a reception area, an open plan office area, and two private offices (all with windows), plus has its own storage room and large bathroom. This unit also has a back door which leads to an outside staircase leading to the back parking lot. Because it has both a private bathroom and a back door to the outside, it meets the requirements for medical, dental, or physiotherapy practices. Enjoy the benefit of Solar which is part of the CUC CORE Agreement. A great 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 again your power bills. Each unit in Palm Grove has its own electrical metre and water metre and 2 dedicated parking spots, plus customer parking. Professional Management Company Kuavo Property Management has 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 profession... [View More](#)

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### PROPERTY FEATURES

|               |            |
|---------------|------------|
| Views         | Inland     |
| Block         | 14D        |
| Parcel        | 65H6       |
| Foundation    | Slab       |
| Zoning        | Commercial |
| Road Frontage | 230        |

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### PRESENTED BY



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IMAGES

