



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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AFFORDABLE ROADSIDE LOT IN WEST BAY

West Bay North West, Cayman Islands

MLS# 419855

CI\$205,000





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Discover a fantastic opportunity to own 0.20 acres of land in West Bay, conveniently located along the main road. This parcel also includes a freshwater cistern while still having access to city water, adding extra value, practicality and sustainability for future development. Situated in a mixed-use area surrounded by both residential and commercial activity, this property offers excellent potential for a small business venture, workshop, or office space. Across the street, you'll find a plaza, and just down the road are additional plazas and a grocery store, making this location ideal for those seeking high visibility and accessibility. With public transportation on your doorstep, proximity to the West Bay Police Station, and other nearby conveniences, this property is perfectly positioned for an owner or investor looking to capitalize on an affordable West Bay opportunity. 1) Connected to city water 2) Freshwater cistern on site 3) Located on the main road with bus access 4) In proximity to grocery stores, plazas, and other businesses 5) Buyer receives CI\$2,500 cashback at closing Zoned Medium Density Residential, it's ideal for building your first home, developing income-producing apartments, or creating a small home-based business. Whether you're an investor, small business owner, or first-time buyer looking for a property with strong potential and convenience, this West Bay lot checks all the right boxes.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	Pen/Con	419855	Med Density Residential

Key Details

Width	Depth	Bed	Bath	Block & Parcel
84.72	129.81	0	0	4D,53
Acreage				
0.20				
Den	Sq.Ft.			
No	0.00			

Additional Features

Views	Zoning	Soil
Inland	Medium Density Residential	Black