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# GEORGE TOWN BUSINESS PARK - WAREHOUSE, OFFICE, RETAIL AND MORE

George Town Central, Cayman Islands

MLS# 419117

## CI$680,000








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Positioned in the heart of George Town’s business district, GT Business Park offers a rare opportunity to secure a commercial space in a prime location within the city’s Golden Triangle, conveniently situated between Mary Street and Godfrey Nixon Way. Key Features: - Modern Commercial Units – 1,060 sq. ft. footprint with structural provisions for an additional second floor, expanding to 2,120 sq. ft. Add'l 350 sq ft of mezzanine is included in price. - Strategic Location – High visibility and accessibility within George Town’s commercial hub. - Sustainability Focused – Each unit is equipped with a 5KW solar panel system under the CUC CORE Programme, feeding unused electricity back to the grid for energy credits. - Built for Resilience – Category 5 hurricane-rated structure with a rigid moment-resisting frame and 10' above sea level elevation. - High-Performance Building Envelope – Engineered for durability, efficiency, and climate resilience. - Ample Parking – Over 60 parking spaces for convenience. - Versatile Design – Open floor plans without load-bearing walls, allowing for flexible configurations such as: - High-value climate-controlled storage - Commercial enterprises - Office spaces - Multi-level setups - Unlock the Potential of Your Business Designed with adaptability in mind, these units seamlessly integrate structural, mechanical, electrical, and plumbing accommodations—allowing for maximum efficiency and customization. Whether you need a high-tech workspace, showroom, or scalable business hub, GT Business Park provides a future-proof solution in a thriving commercial district. Don't miss this opportunity to be part of George Town’s revitalization and secure a space in one of the Cayman Islands' most forward-thinking developments.

## Essential Information

| Type | Status | MLS | Listing Type |
|---|---|---|---|
| **Commercial (For Sale)** | **Current** | **419117** | **Offices/Mixed Use** |

## Key Details

| Bed | Bath | Block & Parcel |
|---|---|---|
| **0** | **0** | **14CF,214H17** |

| Acreage |
|---|
| **1.46** |

| Den | Year Built | Sq.Ft. |
|---|---|---|
| **No** | **2025** | **2000.00** |

## Additional Features

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| Lot Size | Views | Foundation |
| --- | --- | --- |
| **1.46** | **Garden View** | **Slab** |

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