



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

AVCOM AIRPORT COMMERCIAL CENTRE - UNIT 4

George Town East, Cayman Islands

MLS# 419714

CI\$435,000



Form 3 (Regulation 4 (b) (ii),

Page No. 3A

ELEVATIONS : SECTIONS : PLANS
(SECTION 4(1) (C) Strata Titles Registration Law (2012 Revision))

STRATA PLAN No. 1112

BUILDING A

Scale: 1:250

FIRST (GROUND) FLOOR

COMMON PROPERTY

Strata Unit 2
Apt. # 2
890 Sq. Ft.

Strata Unit 1
Apt. # 1
2394 Sq. Ft.

COMMON PROPERTY (STAIRS, PARKING, CORRIDORS ETC.)

Scale: 1:250
SECOND FLOOR

COMMON PROPERTY (STAIRS, PARKING, CORRIDORS ETC.)

Strata Unit 5
Apt. # 5
938 Sq. Ft.

Strata Unit 4
Apt. # 4
912 Sq. Ft.

Strata Unit 3
Apt. # 3
305 Sq. Ft.

COMMON PROPERTY (STAIRS, PARKING, CORRIDORS ETC.)

STRATA LOT SYMBOLOGY

- Outside face of exterior walls and centre-line of interior walls
- Outside face of porch or patio

PROFESSIONAL GEOMATICS SERVICES
LICENCED LAND AND PLANNING SURVEYORS
P.O. BOX 1235

GRAND CAYMAN KY1-1503

CAYMAN ISLANDS

L345-949-7908 M345-916-3813

geomatics@cgtt.com.km geomatics@cgtt.com.km

PROJ. NO.: 408-2324 (DPL No. 20838-02TR)

Lands & Survey Dept. P.O. Box 1089 Grand Cayman KY1-1102 CAYMAN ISLANDS



Debi Bergstrom
dbergstrom@edgewater.ky

NEWLY STRATIFIED COMMERCIAL UNITS NOW AVAILABLE A unique chance to own a stand-alone commercial unit in the well-built AVCOM CENTRE, located just minutes from the airport. Offering various sized units to suit a range of business needs, this property is ideal for both end-users and savvy investors looking to secure a rare asset in a prime location. ???? Key Highlights: Newly stratified building with flexible unit sizes Stand-alone commercial ownership opportunities Designed to accommodate multiple tenants with independent entrances Strategic location just down the road from the airport Well-built, modern facility offering long-term value Opportunities like this seldom come to market - act quickly to secure your place at the AVCOM CENTRE. Contact us today for more information or to arrange a private viewing.

Essential Information

Type Commercial (For Sale)	Status Current	MLS 419714	Listing Type Offices/Mixed Use
--------------------------------------	--------------------------	----------------------	--

Key Details

Bed 0	Bath 0	Block & Parcel 20B,388H4
Acreage 0.42		
Den No	Year Built 2001	Sq.Ft. 912.00

Additional Features

Lot Size 0.42	Views Inland
-------------------------	------------------------