



EDGEWATER GROUP  
REAL ESTATE & DEVELOPMENT

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## AVCOM AIRPORT COMMERCIAL CENTRE - UNIT 5

George Town East, Cayman Islands

MLS# 419715

**CI\$445,000**



Form 3 (Regulation 4 (b) (ii),  
ELEVATIONS : SECTIONS : PLANS  
(SECTION 4(1) (C) Strata Titles Registration Law (2012 Revision))

Page No. 3A  
STRATA PLAN No. 1112

**BUILDING A**  
Scale: 1:250  
**FIRST (GROUND) FLOOR**

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

Strata Unit 1  
Apt. # 1  
2304 Sq. Ft.

COMMON PROPERTY  
(STAIRS, PARKING, CORRIDORS ETC.)

COMMON PROPERTY

Scale: 1:250  
**SECOND FLOOR**

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

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

Strata Unit 3  
Apt. # 3  
2025 Sq. Ft.

COMMON PROPERTY (STAIRS, FLOOR)

COMMON PROPERTY

**STRATA LOT SYMBOLS**

— Outside face of exterior walls and centre-line of interior walls

— Outside face of porch or patio

**PROFESSIONAL GEOMATICS SERVICES**  
LICENCED LAND AND ENGINEERING SURVEYORS  
GRANT, CAYMAN ISLANDS  
T: 345-948-7805 M: 345-914-3815  
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pgsltd@pgsltd.com

PROJ NO.: 400-2024 (DW No. 202556-051E)

Lands & Survey Dept. P.O. Box 1089 Grand Cayman KY1-102 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 <b>Commercial (For Sale)</b>	Status <b>Current</b>	MLS <b>419715</b>	Listing Type <b>Offices/Mixed Use</b>
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## Key Details

Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>20B,388H5</b>
Acreage <b>0.42</b>		
Den No	Year Built <b>2001</b>	Sq.Ft. <b>936.00</b>

## Additional Features

Lot Size <b>0.42</b>	Views <b>Inland</b>
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