



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## PROFESSIONAL OFFICE SUITE AT PALM GROVE

George Town South, Cayman Islands

MLS# 420506

**CI\$450,000**





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Position your business ownership in one of George Town’s most visible and high-traffic locations — the corner of Smith Road and Huldah Avenue. Palm Grove presents a compelling opportunity to own professional office space in a central commercial corridor, making it an excellent option for both owner-occupiers and investors seeking a well-positioned commercial asset. With strong daily traffic and prominent exposure, the property offers excellent long-term value, brand visibility, and accessibility within minutes of Cayman’s major commercial and professional hubs. -- Prime Central Location-- Strategically located just minutes from George Town’s commercial core: \* Approximately 2 minutes to the hospital and Doctors’ Hospital \* Immediate access to banks, retail amenities, and professional services \* Direct route to Owen Roberts International Airport \* Strong daily drive-by traffic providing excellent visibility for professional offices Exterior signage opportunities allow owners or tenants to capitalize on premium roadside exposure in one of George Town’s most active commercial corridors. --Unit #6 - Efficient, Professional Office Space-- \* Approximately 800 sq. ft. \* Second-floor end unit \* Private bathroom \* Functional layout well suited for legal, accounting, financial services, consulting firms, or boutique professional practices The building has undergone refurbishment including insulation and soundproofing upgrades, creating a comfortable and productive professional environment. --Ideal for Owner-Occupiers or Investors-- This unit offers the flexibility to operate your own professional office while building equity, or to lease the space to a professional tenant, benefiting from the consistent demand for centrally located office space in George Town. --Tenant & Ownership Convenience-- \* Elevator access \* Wheelchair accessible building \* Individually metered utilities \* Two dedicated parking spaces plus visitor parking \* Professionally managed property --Predictable Operating Costs-- CAM fees are competitive for central George Town and include: \* Common area electricity and A/C \* Elevator servicing \* Cleaning and landscaping \* Exterior maintenance \* Garbage collection \* Hurricane insurance These services help ensure a well-maintained premises and predictable operating costs for owners and tenants alike. Unit #6 can also be combined with adjacent Unit #5 to create approximately 1,600 sq. ft. of contiguous office space, providing flexibility for growing businesses or larger professional teams.

## Essential Information

Type	Status	MLS	Listing Type
<b>Commercial (For Sale)</b>	<b>Back On The Market</b>	<b>420506</b>	<b>Office</b>

## Key Details

Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>14D,65H6</b>
Acreage <b>0.35</b>		
Den <b>No</b>	Year Built <b>2011</b>	Sq.Ft. <b>800.00</b>

## Additional Features

Lot Size <b>0.35</b>	Views <b>Inland</b>	Foundation <b>Slab</b>	Zoning <b>Commercial</b>
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