



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

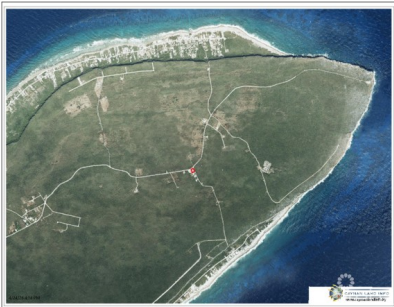
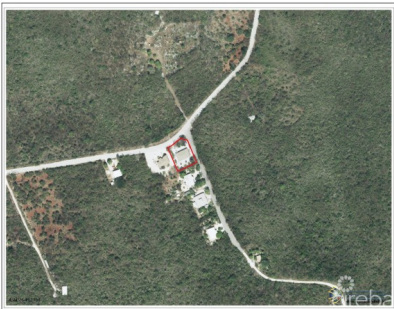
43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

INCOME PRODUCING TRIPLEX ON CAYMAN BRAC BLUFF

Cayman Brac East, Cayman Islands

MLS# 420742

CI\$448,000





Debi Bergstrom
 dbergstrom@edgewater.ky

Presenting an exceptional investment opportunity situated high on the Bluff in a serene island setting. This income-generating triplex is enveloped by beautiful mature trees, gracefully ensuring both privacy and tranquility in peaceful Cayman Brac. Currently fully occupied by highly reliable tenants, this impeccably maintained residence offers an immediate and consistent return on your investment portfolio. The entire building encompasses four bedrooms and three bathrooms in total, meticulously divided into three distinct and comfortable living quarters. The initial unit features a well-appointed primary bedroom and one bathroom. The central residence provides expanded accommodations, offering two spacious bedrooms and one full bathroom. Finally, the concluding suite presents an additional primary bedroom and one bathroom configuration, flawlessly completing the versatile floor plan. Every individual unit has been recently upgraded with brand new split air conditioning systems to ensure optimal climate control throughout the warm tropical seasons. Furthermore, each residence independently operates with its own dedicated one thousand gallon water storage tank, distinctly underscoring the diligent maintenance and highly practical design of the entire estate. This remarkable property presents an absolutely ideal arrangement for prospective owners seeking to occupy one residence while leasing the remaining two units to seamlessly offset all living expenses. The generated rental income essentially allows the property to pay for itself. Reach out today to schedule your private tour and see this amazing island opportunity for yourself! Images courtesy of Cayman Land Info.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	New	420742	Single Family Home

Key Details

Bed	Bath	Block & Parcel
4	3	112A,108

Acreage
0.28

Den	Year Built	Sq.Ft.
No	2005	2023.00

Additional Features

Lot Size	Views	Foundation	Furnished
0.28	Garden View	Slab	Yes

Zoning
**Low Density
residential**