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16 UNIT COMMERCIAL INVESTMENT OPPORTUNITY @ 7.2% CAP RATE

George Town Central, Cayman Islands

MLS# 420989

US$11,750,000













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Debi Bergstrom
dbergstrom@edgewater.ky

An outstanding opportunity to acquire a substantial income-producing commercial portfolio within the established Crown Square commercial centre, ideally located at 71 Eastern Avenue close to the heart of George Town. This offering comprises --16 strata commercial units-- within a thriving 26-unit mixed-use commercial development, together with a separate parcel accommodating a telecommunications tower that provides an additional recurring income stream. Strategically positioned along one of George Town's busiest commercial corridors, Crown Square enjoys exceptional visibility, high daily traffic volumes, excellent accessibility, and a long-standing reputation as a sought-after destination for retail and professional office occupiers. The portfolio is fully stabilized, with all units leased or under contract for lease, delivering immediate income supported by a strong and diversified tenancy. Professionally maintained, the property offers 24/7 security, ample on-site parking, attractive common areas, and a well-established commercial environment that continues to attract quality businesses. Investment opportunities of this scale are seldom available in the Cayman Islands, making this an exceptional opportunity for investors seeking stable cash flow, diversified income, and long-term portfolio growth within one of the Caribbean's most resilient commercial real estate markets. Financial information, tenancy schedules, lease documentation, and supporting due diligence materials will be made available to qualified purchasers upon execution of a Non-Disclosure Agreement (NDA).

Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	**Current**	**420989**	**Retail**

Key Details

Bed	Bath	Block & Parcel
0	**0**	**14CF,225/226H5-13,H 18-24**

Acreage
2.42

Den	Year Built	Sq.Ft.
No	**2002**	**21795.00**

Additional Features

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Lot Size
2.42

Views
Inland

Foundation
Slab

Zoning
Commercial Neighbourhood

Road Frontage
310

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