

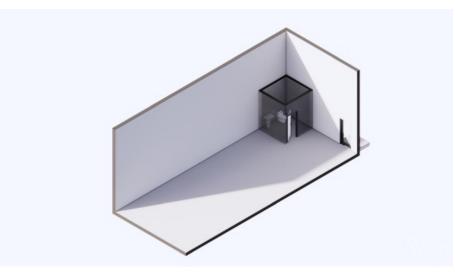
# GEORGE TOWN BUSINESS PARK - WAREHOUSE, OFFICE, RETAIL AND MORE

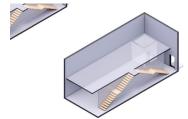
George Town Central, Cayman Islands MLS# 419105

## CI\$680,000

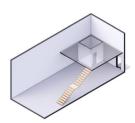














### **Debi Bergstrom** dbergstrom@edgewater.ky

Positioned in the heart of George Town's business district, GT Business Park offers a rare opportunity to secure a commercial space in a prime location within the city's Golden Triangle, conveniently situated between Mary Street and Godfrey Nixon Way. Key Features: - Modern Commercial Units - 1,060 sq. ft. footprint with structural provisions for an additional second floor, expanding to 2,120 sq. ft. Add'l 600 sq ft of mezzanine is included in price. - Strategic Location - High visibility and accessibility within George Town's commercial hub. -Sustainability Focused - Each unit is equipped with a 5KW solar panel system under the CUC CORE Programme, feeding unused electricity back to the grid for energy credits. - Built for Resilience - Category 5 hurricane-rated structure with a rigid momentresisting frame and 10' above sea level elevation. - High-Performance Building Envelope - Engineered for durability, efficiency, and climate resilience. - Ample Parking - Over 60 parking spaces for convenience. - Versatile Design - Open floor plans without load-bearing walls, allowing for flexible configurations such as: - High-value climate-controlled storage -Commercial enterprises - Office spaces - Multi-level setups -Unlock the Potential of Your Business Designed with adaptability in mind, these units seamlessly integrate structural, mechanical, electrical, and plumbing accommodations—allowing for maximum efficiency and customization. Whether you need a high-tech workspace, showroom, or scalable business hub, GT Business Park provides a future-proof solution in a thriving commercial district. Don't miss this opportunity to be part of George Town's revitalization and secure a space in one of the Cayman Islands' most forward-thinking developments.

### **Essential Information**

Туре	Status	MLS	Listing Type
Commercial (For	Current	419105	Warehouse
Sale)			

## **Key Details**

Bed	Bath	Block & Parcel
0	0	14CF,214H5

Acreage **1.46** 

Den Year Built Sq.Ft. **No 2025 2000.00** 

#### **Additional Features**

Lot Size **1.46** 

Views **Garden View** 

Foundation **Slab**